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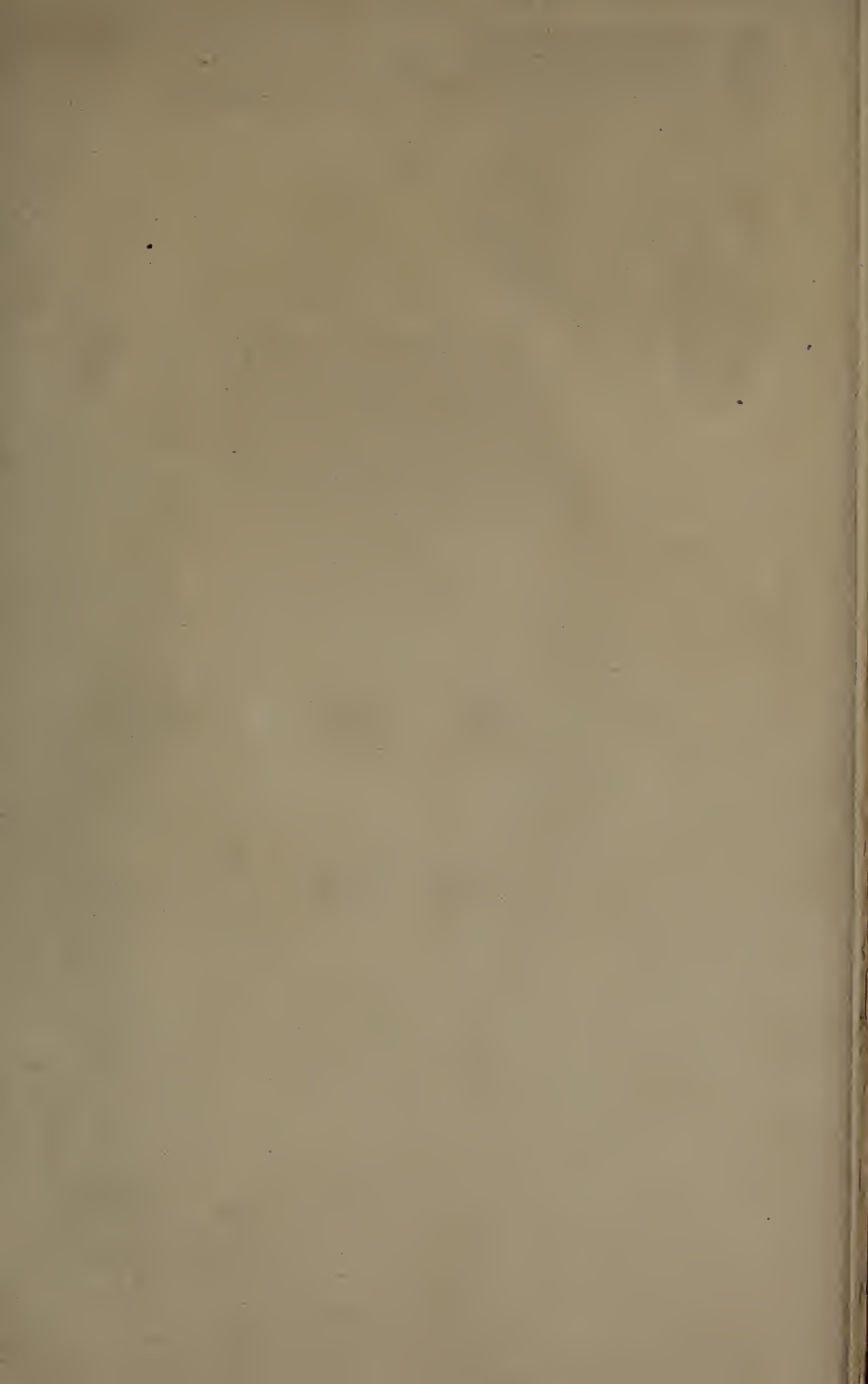


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PERSPECTIVE VIEW.

THE
COTTAGE HOMES
OF
ENGLAND ;
OR,
SUGGESTED DESIGNS AND ESTIMATED COST
OF
IMPROVED COTTAGE ERECTIONS.

BY J. W. STEVENSON.

LONDON :
HOULSTON & STONEMAN, 65, PATERNOSTER ROW.
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1851.

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ENTERED AT STATIONERS' HALL.  
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TO THE LOVERS OF SOCIAL REFORM,
AND ESPECIALLY THE
FRIENDS OF THE LABOURING POPULATION;
AND TO ALL WHO DESIRE TO
ELEVATE THE POSITION OF THE WORKING MAN,
BY
Promoting the Building of Improved Dwellings,
AND THUS
GIVING TO HIM A BETTER AND HAPPIER HOME,
'THESE PAGES ARE DEDICATED, WITH RESPECT,

By the Author.



PREAMBLE.

IT must be gratifying to all philanthropists to observe the interest taken by HIS ROYAL HIGHNESS PRINCE ALBERT in the improved construction of "Lodging Houses for Labourers," and it is to be hoped such a worthy example as that set by the Illustrious Prince in the actual erection of Cottage Homes for the people will be followed by thousands.

His Royal Highness has been graciously pleased to order a copy of this work to be added to the Royal Library at Buckingham Palace.

INTRODUCTION.

It has long been the expressed opinion of great and eminent men, that very much remains to be done by "those in authority,"—by noblemen, by owners of property, and others,—to raise the fallen and depressed condition of the working classes of this country, and to elevate them to a higher and better position than many of them now occupy, in their Cottage Homes and Dwellings.

To the credit of a portion of the English aristocracy be it recorded, that several villages and hamlets in the immediate vicinities of their mansions, present honorable memorials of philanthropic and benevolent endeavours to place their servants and labouring dependants in a better and prouder position than, some years ago, was occupied by them. Well would it be if others would follow so worthy an example. For is it not unquestionably true, that human lives are considered as only of secondary importance, where feudal grandeur, preservation of game, exclusive privacy, and broad acres are the ruling passions of titled and monied men?

Nothing would have a greater tendency to improve the circumstances of the much-neglected working man, than building for him a home of comfort and convenience, and surrounding him with associations of an elevating character.

Much that is praiseworthy and great has yet to be achieved, ere our noble land shall stand beautifully decked with happy homes for the sons and daughters of toil.

The accompanying pages have been written from a strong desire to witness a better state of things, and with a sincere hope that they may be instrumental in promoting so desirable a consummation.

JOHN W. STEVENSON.

Newark-upon-Trent,

Oct., 1850.

THE COTTAGE HOMES OF ENGLAND.

THERE is no description of buildings in the British empire which requires the prompt attention of the wealthy and philanthropic members of the community, more than those which these pages are intended humbly to delineate: nor is there any class of individuals that has a greater claim to the possession of those necessary "home comforts" only to be found in the well-built house, and little arrangements judiciously but inexpensively provided, than those for whose benefit this work is published.

It is acknowledged that "labour is wealth," in whatever form it is produced, so long as it is honestly attained; and the real producer of it ought, in justice, to participate therein; not *ad libitum*, but in proportion as he benefits others; not in a pecuniary sense, for then no line of demarcation could be drawn, or social happiness be long preserved; but in an indirect manner should the labouring man be rewarded for his labour and toil, by the countenance and protection of his employers, who are morally bound to provide, or see provided, for his use, a suitable and comfortable "Cottage Home." This provision is due to the honest and industrious labourer, and the well-being of the whole community, in a much greater degree than is generally supposed, is involved in its being made, and that speedily. The possession of such a home would be an equivalent, combined with fair wages, for his labour and toil,—a home of *comfort, convenience, recreation, and profit*.

Of *comfort*, because, on his return from his daily toil, it would be to a cottage whence disease would be excluded; where the plain but cheerful appearance of his little home would bind him to it; and where the well-conducted partner of his joys and sorrows, free from the perplexing cares to which she is now so frequently subject, would welcome him to his frugal but cleanly repast, and his children hail him with pleasure as their protector and guide.

Of *convenience*, because, in a well-arranged and wisely-constructed cottage home, he will possess this essential to contentment. The warm kitchen; the tidy house-place or parlour; the private sleeping apartment; the small but useful larder or pantry; the little store chamber or landing; the tool-house and out-offices; the soft and hard water provision; with the various other auxiliaries that constitute convenience, to which he must have been a stranger, while his habitation was badly-ventilated and constructed, and where no inducement to improve it was held out to him.

Of *recreation*, for here, after the toils and labors of the day, might the well-disposed and well-informed labourer improve his mind,—by attention to his garden, to his books, and to his children,—and make himself, by so doing, a happier and a better man, instead of sauntering away, in idleness or in drunkenness, those moments which he calls his own.

Of *profit*, from the circumstance of producing from his garden those articles needful for existence which otherwise he must dearly pay for. The profits of industry no man can fully compute, but the thoughtful and provident man will use his endeavours to keep himself respectable in the sphere in which he moves; and although he may not amass wealth, he will effectually exclude beggary and gaunt famine, by his exertions and endeavours to provide all “things honest;” the claims upon his heart strengthen his hands; the disposition to excel in his garden produce; the ambition of being praised for his trouble and care in cultivation, are motives which will urge him forward to continued industry; and, at gathering time, he is more than amply rewarded by the beneficent hand of that Providence which sendeth “the early and the latter rain,” and ordereth all things in their season.

Upon the realization of these four points of comfort, convenience, recreation, and profit, by the great mass of the labouring population, in a moral sense, greatly depends their well-being and orderly conduct: more, they may be regarded as the very germ of peaceful quietude and national happiness. Placed on this foundation no superstructure can fall. Of its ultimate good to the poor but honest

heart there cannot exist the least doubt.

It would be a happy and wise legislation, if our ruling powers were seriously, earnestly, and effectually to set about improving the condition of the poorer classes by enacting laws for the better construction of tenements, cottages, and residences for all grades, based upon the broad principle of that humanity which is due to all, and which each owes to the other. Such regulations could not be otherwise than extensively beneficial, inasmuch as the stream of idleness, debauchery, and crime would be constantly driven back by the opposite current of habits of honest industry, frugality, and independence, habits which form the stronghold and bulwark of integrity, and which operate as a terror to the profligate and dissolute. Take a man from the midst of evil companions; erect him a humble but neat cottage; give him employment suited to his capacity; surround him with intelligent minds of his own station in life; let him pay moderately for his occupation; place half a rood of land or garden at his disposal; give him access to useful books; teach him to be frugal and industrious; patronize his exertions; and that man, in all probability, will become a provident man, a good member of society, a pattern to others, a kind father, a good husband, and an ornament of his condition; and he will bless the means and day whereby he was induced to cease to do evil.

Contrast such a home with the miserable dwelling-places of too many of the honest and industrious labourers of this country. Contrast it, also, with the wretched dens of squalor, contagion, and disease; inhabited by the drunken father, the untidy and gossiping mother, and their wretched offspring; with the low, damp, ill-arranged, and badly-constructed dwellings, from which fever is never absent,—where profanation and evil practices abound, and, as an ultimate result, where infamy insensibly fixes its brand upon the family; and thus a prison, workhouse, madhouse, or one of our penal settlements is made to become the receptacle of those who, under other circumstances, might have been useful members of society, and good citizens of the world.

It is by association with others that the mind of man becomes

more impregnated with evil or with good. The man who, after the toils of the day are over, has no inducement to remain at home, will associate with the idle and reckless, and soon learn to assimilate himself to their habits. However cleanly and tidy his cottage may be, if it has no attraction of a garden, of conveniences, of recreation, or profit, he will not be induced to stay at home. In the summer months, however engaged the labourer may be with his employer, he will possess some little time to call his own; and although that man may be affectionate to his wife and children, respectable in his station, respected by his employer, and tolerably well-suited with work, and fair wages, yet, if he lacks the principal means of improvement, he is not so happy and contented as he otherwise would be. Perhaps, in the same village, or elsewhere, is to be found some better dwelling than his own, with garden and all necessary appurtenances, inhabited by some one not so deserving as himself; this will lead him to be dissatisfied with his condition. He murmurs at his wife, and becomes petulant with his children; envy has destroyed his peace, and to drown recollection, he must e'en go down to the village tap, to hear the gossip of the week, or meet some companion as miserable, envious, and wretched as himself. This is the commencement of his ruin. From his weekly visit, he goes thrice. Again and again does the fatal poison urge him to renewal, until nightly visits, under the semblance of enjoying himself, become his practice. All that is unmanly and brutal follow in course. His work is neglected; his home deserted; his employment lost; his family beggared; and to crown all, some evil end is the result of that one false step to that unfortunate, unhappy man.

O, ye landlords of England! ye nobles and magnates of the land! save the poor labourer of your country, city, town, parish, or hamlet. One little effort, properly applied, will produce a harvest of gratitude, of honest, heartfelt thankfulness, which will more than repay you for your exertions. Freely bestow upon the poorer classes that which truly enriches them, raises them in the scale of society, keeps them from becoming burdensome to the parish, or the recipients of occasional charity; that which soothes the afflictions of the aged

and infirm when unable to work for their bread ; combine to uproot contagion, pestilence, and disease, and give a healthier, livelier tone to the power and influence of renovated and improved life amongst the labouring population.

There is every argument for improving the dwellings for the cottager and labouring man. The social condition of mankind, generally speaking, is most pure when placed under proper classification. The most striking and characteristic feature of a great nation far advanced in intelligence and morality is, a due regard to her laws and institutions. This affects every grade, from the hand that sways the sceptre to the lowest condition of society.

England ! oft quoted as the envy of surrounding nations and the wonder of the world, has yet much to do to ameliorate the condition of those who have not the power or inclination to better themselves. She is not yet sufficiently advanced in civilization to cry out, " my work is complete ! " So long as the dens of squalor, wretchedness, misery, crime, absolute beggary, and starvation remain amongst her inhabitants and their dwellings, discontent, like a plague spot, will increase, till it becomes incurable. Instead of rising, as a country should do, in morality, intelligence, religion, and prosperity, she must and will retrograde, and ultimately be reduced to the condition of her less advanced neighbours.

Let, then, every owner of property, prompted by a truly noble, benevolent, and patriotic impulse, engage himself in this new and great work. Let him examine his own immediate neighbourhood, and if possessing little or much that is not properly built, ventilated, or fit for human habitation, at once order its removal or alteration, and substitute thereon an improved cottage or cottages. Singly, much may be done : unitedly, all can be accomplished. Instead of the present unsightly appearances on the face of nature, so forbidding and objectionable, will appear a host of dwellings harmonizing with civilized life, and producing to the owner a return for his outlay. The amazing amount of good that will thus be conferred upon the hundreds and thousands no pen can write or tongue declare.

It must be allowed, that to place a man of bad dispositions in any position of life we please, so long as that man's mind remains tainted we do not improve his moral condition. On the other hand, since poverty is not crime, should we, in the least degree, elevate the position and character of the wretched but honest heart, we achieve, perhaps, more for the good of our country and the well-being of society, than by the application of talent or wealth in any other form.

With all due deference to the various works by clever and intelligent men already issued from the press, on "Improved Dwellings for the Poor," the Author of this little treatise entertains the opinion, that the whole of them are deficient in not presenting the great inducement to the good work of elevating and bettering the position of the labourer. It is in furtherance of so great, so noble, and so benevolent an object that these pages are submitted to the world, and an attempt made to point out an improved method of constructing for the labourer a cottage of comfort, convenience, recreation, and profit; and this attempt is earnestly and respectfully recommended to the fair and impartial notice of every well-wisher of his country and his fellow man.

Many arguments might be deduced from the varied and important features of this interesting subject, to shew that the accomplishment of the object in view would prove alike beneficial to all classes of the labouring population of town and country, and that it is intimately associated with all that is praiseworthy and valuable in the social world, and identified with the interests of station and the pecuniary advantage of those whose incomes are derived from, or produced by, rent or other similar sources, more than, at first sight, many may, perhaps, feel disposed to allow.

With honest feelings, and a deep conviction of the necessity and importance of prompt attention being paid this subject, this treatise, with the accompanying instructions, specifications, plans, and estimates, in detail, is submitted to the consideration of all whom it may concern; trusting that it will make its way upon any merit it may possess.

ASPECT, SITE, AND GENERAL



ARRANGEMENTS.

THE first and principal thing is a proper and judicious selection of

THE SITE.

It is obvious that low, marshy, and damp land should be avoided ; also ponds, pools, ditches, stagnant waters, and other similar places, should be as far as practicable from the intended erection. The cottage should be built alongside, or adjoining the road or public highway, sufficiently back to admit a little flower garden in the front of it ; care to be taken not to make a cottage erection look isolated or solitary. A cheerful appearance in a building adds much to the apparent respectability of it, and gains the attention and commendation of the inhabitants, and also casual passers-by.

This arrangement causes the occupier to cultivate his plot of land with care ; and as he probably expects a little praise for his exertions, it encourages him to pay attention to, and makes him proud of, his garden. Get a man to the point of keeping neat and pretty his front plot, and you may rely upon his becoming attached to his cottage and all it contains ; it will lead him, also, to a proper cultivation of his kitchen garden, and thence to the improvement of his own station and respectability, and the education and welfare of his family.

ASPECT AND POSITION.

For rural erections, and where the owner of the property is not particular to a few yards of land, he should not insist upon such cottage being built parallel with the road, or uniform, as it is termed, with others already built, or in a line with them ; especially when such existing buildings are not placed north-west, south-west, north-east, or south-east, for it is of the utmost importance so to place them, in order to get the sun all round the building. These aspects apply to all buildings for human habitations, and should always be borne in mind by the intelligent workman, builder, and owner of property.

This arrangement will, no doubt, be strongly opposed by the prejudiced admirer of "order and line;" but no excuse for deviation

therefrom can be sufficiently important or convincing to justify departure from it.

In constructing buildings in populous villages, cities, and market towns, it would be in vain to attempt to impress the necessity of keeping to these aspects. Yet, even there, "to build wisely is to build well;" and so it is *not wise* to exclude the beneficial action of that glorious luminary which is so necessary to our health and comfortable existence.

No lover of health would object to the plan; and the admirer of the picturesque would feel rather pleased than otherwise with an irregular line of cottage houses, on undulating ground, placed singly, in pairs, or intermixed, to suit the fancy, with a serpentine road, moderate woodland around, combined with other accessories, so beautiful in appearance, and to be found in many parts of the varied and fertile village spots of "Merry Old England."

EXTENT OF LAND REQUIRED.

The cottage should be placed midway its width of land, so as to admit the action of the sun's rays all round, as well as to allow access to the garden and back premises. The front portion of land should be laid out as an ornamental flower and herb garden, with small grass plot, (to taste). This garden, of the full-length of the house frontage, and not exceeding twelve yards, or less than eight yards, in width; but this arrangement must, in many instances, be guided by circumstances. Where the land is tolerably wide, the gardens could be cultivated and laid-out at the ends and back of the houses; where narrow, the back portion only.

Each cottage should have not less than a rood and a half of land for its site and gardens, and where its owner could appropriate more it would be desirable.

STYLE OF BUILDING.

The projectors of new cottage tenements should study, in all cases, to give spacious and ample room for all purposes. If the ornamental style is adopted, it is frequently at the expense of the

comfort of its interior: the cost of embellishment detracting from what otherwise would be the area of the rooms. It is a sad mistake to make cottage tenements too small for comfortable occupancy. By giving a genteel and (by some considered) handsome exterior, in elevation, or in the introduction of large projecting breaks, set-offs, high gables, bay and dormer windows, barge board finishings, clustered lofty chimnies, and other varied matters; it must be distinctly understood, that these are not trifling expences in the erection of a cottage,—for wherever a broken line is made in a building, there, of necessity, must follow its roof, valleys, and finishings, causing additional labor and expensive material.

By keeping the rooms uniform and square, substituting for the cost of the broken line of roofs and decorations above-named, an enlarged size of the cottage is obtained. A good, substantial, and well-finished building, plain but neat in its exterior, and sufficiently spacious and convenient in its interior arrangements and fittings.

It is, therefore, strongly recommended to the owners of property and the builders of new cottages, to adopt simply all work that is square on the plan as the best and most economical style for cottage erections, in any position or under any circumstances. In some cases, the owner may produce a tasteful appearance in the arrangement of cottage dwellings and out-offices by studying to please the eye, assisted by the natural adjuncts of the locality or position, &c. It does not follow that any peculiar style should be adopted or any previous neat dwelling copied, because it looks pretty, tasteful, and neat. If economy is any object with the proprietor, he will do well to avoid unnecessary and expensive embellishment; and although a mean-looking dwelling would be open to censure, nothing can be said against the house where all is to be found that the inhabitant requires, built more for convenience than beauty, more for comfort than taste, and more for the advantages of pleasure and recreation than to suit the eye or the fashion.

ARRANGEMENT, SIZE OF ROOMS, &c.

No house or principal living room should be less than thirteen

feet by twelve feet, or bed-room than eleven feet by nine feet; kitchens about twelve feet by twelve feet, with nine feet by five and a-half feet pantries or larders where stores are kept, or six feet by six feet otherwise. The lower rooms should not be less than eight feet high from floor to ceiling, and the chambers less than seven and a-half feet. Closets should be provided for family purposes, if practicable. Where not convenient to do so, a wide landing on top of stairs might be made available for such purposes, and for the reception of boxes, chests, trunks, &c. An outer detached room for coals, sticks, tools, &c., is requisite, which might be erected in such situation and of such form as will best suit the taste and inclination of the owner and occupier, or be best adapted for general purposes, and form or position of land. Connected with the coal and stick house above-named, and underneath a portion of the same roof, or otherwise, as may be deemed best, should be a privy, plainly but decently fitted-up; and connected therewith, and at the back or side, a large ashes pit or cistern should be formed, sinking a great portion of the depth thereof in the earth: taking care that these things are far removed from the well and the dwelling-house.

Landlords and others concerned in building new cottages should discountenance the breeding or keeping of swine by the occupier of the cottage, as being primarily detrimental to health when kept in close contiguity with the tenement, frequently unprofitable and very expensive, and often a great temptation or inducement to dishonesty, by purloining the property of others to feed the animals. Encouragement might safely be given to the keeping of fowls, as a means of profitable income; or of bee keeping, with any other pursuit that might honestly bring in a few shillings in the year. This liberty most landlords will allow.

Provision underneath staircase or any other suitable situation for housing away potatoes or other vegetables, for winter use, should be made.

In building a pair of cottages under one roof, take the precaution so to fix and arrange both doors and windows that one neighbour cannot overlook the other. This will prevent much evil, as privacy,

in all domestic matters, is worthy of consideration.

The writer would strongly advocate the fixing of distinct staircases to the chambers; and he earnestly recommends, in all cottage erections, that they may be fixed so as to be approachable from both house and kitchen, without interference with the privacy of either. This is desirable in case of affliction; because the medical attendant can then visit without interruption, and the tidy and well-ordered housewife, also, will better be able to keep clean and comfortable both herself and dwelling; so that on any stated or periodical visit of the esquire, his lady, or the clergyman, all will appear in quiet and good order; and in case of death, the remains of the departed can be brought down stairs without annoyance to the relatives and mourners, by unnecessary bustle and stir.

If there be no good spring in the vicinity, a well should be sunk, to serve the two occupiers, in such situation as will be most servicable, taking care to keep it a good distance from the privy and ashes cistern, as already noticed.

Provision should be made for the reception of rain water by building a tank underneath a portion of the kitchen floor, over which a small sinkstone should be fixed, and small common hand pump with two barrels, one from the cistern underneath, and the other to get a supply from the well. This may seem a superfluity in the estimation of some persons, but when the advantages of comfort, combined with cleanliness, are intelligently considered, their trifling cost must plead their adoption. From this sinkstone, cistern, and yard, suitable drain-tile soughs should be laid, to take all overflow, drain, and surplus water effectually away; and if not disposed of at once, to make cesspools or dry wells, (properly trapped to prevent effluvia), sufficiently capacious to contain a large accumulation of silt or sediment. This refuse will, by the good management of the occupier, prove advantageous to his garden.

The pantry or larder should be sunk a few steps in the earth, in order to render it cool; and to give sufficient headway underneath the stairs; on two sides of which pantries, plaster-run benches upon brick arches should be fixed, with a sufficiency of shelves.

The bed-rooms should be strictly private, and accessible from one landing or passage, having a window casement looking thereon, to ventilate as well as throw light on the landing, the passage, the stairs, and to each bed-room door, being so hung that, at proper times, this, as well as every window casement, may be set open.

Upon the plan above-named, and a casual glance at the general plan attached, it will be seen that an entire course or current of pure air can be got in and through every room, which is the most natural as well as the most inexpensive and best system of ventilation.

DECORATIONS, COST, &c.

Where the outlay is intended as an investment for capital to produce interest, there arises a material question that must affect the cottage dimensions. It could not really be afforded, generally speaking, to add any decorative work to the cost of a building, which, if erected in the plainest and simplest manner possible, fully amounts to the expense for which a remunerative rent could be obtained. Now, although individuals here and there may build cottages without regard to pecuniary return, it may be assumed, generally, as an undeniable fact, that no class of cottages will be erected which do not command reasonable interest for the money expended upon them.

The ornamental workmanship even upon the necessary material required in the building of cottages, does not, as already observed, add to the comfort or convenience of it, while it materially increases the expenses to the proprietor.

Where there is a desire to have elegance of design and chasteness of decoration, although unnecessary, it can, of course, be obtained to any extent, and at any cost, according to the taste and inclination of the owner, and the talent of his architect, and the skill of his workman.

It is not possible to erect and complete, substantially and honestly, a really good cottage tenement upon an improved plan, with three sleeping rooms of sufficient size, with offices and other conveniences complete, even very plain, and with the usual advantages, in any

district of England, for a less sum than one hundred and ten pounds.

Minuter details will be given in the specification accompanying this publication, to which the reader is referred, and also to the plans as to the general design and intention; any deviation from which will either increase or lessen the estimated cost. But, taking the assumed size, form, character, and intention as data of the calculation made and annexed hereto, in two separate detailed sums, for a cottage in its plainest state, and the ornamental additions, to carry out the suggested style and finishing laid down as per perspective elevation, (*see Frontispiece*), the additional charges therein mentioned will arise.

SUGGESTED IMPORTANT MEMORANDA.

In the building of a pair of cottages under one roof, it is advisable to form them alike, with the same arrangements and conveniences, &c. This will save much contention and envy, and be one great means of the parties living harmoniously and comfortably together.

In the allotment or distribution of cottages when built, avoid anything like partiality amongst tenants; endeavour to conciliate all, and, by firmness and determination, insist upon regular and strict attention to general instructions, that cleanliness may be maintained, with respect to the dwellings, out-buildings, gardens, and, as far as practicable, the personal appearance of the inmates.

Deal kindly with the erring and inconsiderate, look over their first faults, punish them not too harshly, and they will remember the chastisement beneficially for the future.

Offer small premiums for competition amongst the tenants, for their garden productions, &c. This will excite them to industry and a laudable emulation.

Establish and maintain, as far as practicable, a library of useful books, for loan amongst the labouring classes.

SPECIFICATION & DESCRIPTION



OF WORK.

GENERAL SPECIFICATION AND DESCRIPTION OF
WORK REQUIRED IN THE ERECTION AND COM-
PLETION OF LABOURERS' COTTAGES.

CONDITIONS.

THE materials used throughout these erections shall be the best of their several kinds, and the labour thereon of satisfactory and approved workmanship, executed under the directions and subject to the entire approval of the proprietor or his agent.

No bad or unsound material shall be suffered to be used in the building, or be allowed upon the premises ; and in case any inferior workmanship or material be attempted to be so used or brought upon the works with such intention, the contractor shall be bound to remove them after receiving a written notice to that effect from the proprietor or agent aforesaid ; and proper materials and labour thereon shall be substituted, or they shall have power in case of refusal or default to obtain from any party or place they may think proper, suitable materials and workmanship, and charge the entire cost, with all expenses thereon, upon the contractor, who must pay for the same out of the monies which may be due to him from the proprietor.

The contractor shall be expected to enter into an agreement to perform the whole of the intended work, as shewn upon plans or described in this specification, which, with the conditions thereof, are to be considered separately and annexedly the basis of the contract between the proprietor and himself, and shall be considered binding, with no power of appeal, legal or otherwise.

No deviation from the same contract shall invalidate or alteration

destroy it, and the cost caused by any alteration or deviation shall be added to or deducted from the amount of tendered contract, as the case may be; the price thereof to be apportioned by any respectable valuer the proprietor may appoint. No alteration in excess of contract whatever will be allowed, unless by a written order given by the proprietor, prior to the same being commenced.

The proprietor or his agent shall have power to order the removal of any workman, for incompetence, neglect, or other cause, if they think proper so to do; and the contractor shall not, without permission, re-employ such workman.

The contractor shall be required to clear away, at the completion of his work, all rubbish that may have been made during the progress of it, and shall leave the whole in every department of his trade in a clean and satisfactory state, and shall deliver to the owner the property so built, free from any charges that may be upon it of district or other fees.

Payments shall be made as the work progresses, at the rate of £75 per cent. upon all work actually executed, upon the builder producing a written certificate from the proprietor's architect or agent, and the balance of contract within two months of its completion.

The proprietor will not bind himself to accept the lowest tender, nor will any remuneration be given for the preparation of estimates.

EXCAVATORS AND BRICKLAYERS' WORK.

Dig out trenches to receive walls of house and out-offices, at least 1 foot below the surface. Excavate for pantries $2\frac{1}{2}$ feet below level of kitchen floors, and dig out water cistern underneath each kitchen floor, 7-6 by 5-6 by 5-6. Excavate for all required ashes pits $3\frac{1}{2}$ feet from natural surface of land.

If no good spring is near the dwelling, sink a well in such situation as will be convenient to each house.

Level on garden all useful good soil, and cart away all rubbish and surplus refuse, and leave clean and in a satisfactory state.

The bricks used in this erection shall be those known as the best common, hard, sound, and well burnt; those used for the front and ends shall be carefully selected therefrom at the time of leading on the premises, and the whole to be truly and firmly laid in old English or Flemish bond, in mortar composed of good, fresh, and well burnt lime, (generally used for building purposes in the locality where such erections are placed), and loamy pit sand.

Footings in two courses to be laid under all walls, and a plinth six courses deep to project one inch from face of work, and continued all round the external walls. All outer walls and gables to be not less than one brick thick, and inner walls half brick.

If the soil is of a damp nature, lay the footings in strong asphalte, and build for three courses in the same material, or lay a course of common Welsh slates in cement all round the said walls, the full width thereof.

Build in cement the water tanks, of the finished internal sizes of 6-0 by 4-0 by 4-0, or lay one-brick walls to form same in strong lime, raked joints, and rendered in like material; double pave the floor in cement; turn a half brick arch over the whole, and form manhole for access, making suitable provision for both inlet and outlet.

Set all window and door frames in reveal of $4\frac{1}{2}$ inches.

Build and parge all chimneys and the inner shafts thereof, turn all arches and skew backs, form all sills (except for doors), pave all floors with 6-inch squares in mortar, bed all frames, set and run all benches, cut all work required, make good and leave perfect.

Lay common tile drain to each house in such situation as may be ordered.

STONEMASONS' WORK.

Provide and fix York stone step to front and back doors, 3-6 by 12 by 3; also hearth stones to all fire places where required, 6 inches longer than their several openings at each end, and of the width of 2 feet in the lower rooms, and 18 inches in the chambers.

Provide and fix two small sinkstones and pump troughs of the value of 10s. each.

Provide and fix York stone well-cover 3-6 by 3-6 by 3.

All the window openings to have dripped, throated, and cleansed sills 7 by 4.

CARPENTERS AND JOINERS' WORK.

The timber used in these erections to be Dantiz, Memel, or Riga fir, free from sap, shakes, loose or dead knots and other imperfections, and to be well seasoned. The battens and deals to be Petersburg, and all the wood required for the joiners' work to be Christiana deal or yellow pine.

The roof to be formed of lock couple principals, with timbers of the following scantling, viz:—

Wall plate, $5\frac{1}{2}$ by 3.

Purlins, $5\frac{1}{2}$ by 3.

Bond, $4\frac{1}{2}$ by 3.

Common rafters, 3 by $2\frac{1}{4}$, fixed 12 inches apart.

Eaves Boards, $5\frac{1}{2}$ by 1.

Hip Rafters, 7 by $1\frac{3}{4}$.

Ridge Boards, $5\frac{1}{2}$ by 1.

Ceiling Beams, 7 by $2\frac{1}{2}$, (No. 3 in each house).

Ceiling Joists, 3 by $1\frac{3}{4}$.

The out office and privy roof to be of like character in all respects excepting ceiling joists.

Lintels, $4\frac{1}{2}$ by 3, to all door and window openings.

Chamber floor Joists, 7 by $2\frac{1}{2}$, fixed 12 inches apart.

Bed Plates, fixed 12 in. apart, $4\frac{1}{2}$ by 1.

Smaller openings or bearings to have half battens, bridged.

Provide and hang $1\frac{1}{2}$ -inch 4 panel square framed doors to all internal doorways, on $5\frac{1}{2}$ by $1\frac{1}{2}$ rebated casings, hung with one pair of $2\frac{1}{2}$ cast butts and screws, and furnished with spring catch latches.

The outer doors of house to be $1\frac{1}{2}$ -inch bead and flush in four panels, hung in $5\frac{1}{2}$ by 3 solid fir frame, with 3-inch butts and screws, 7-inch iron rim lock and two 7-inch barrel bolts thereon.

All out-houses and privies to have 1-inch ledged doors, in $4\frac{1}{2}$ by 3 solid fir frames, hung with Tee hinges, thumb latch, and stock lock.

The whole of the window openings to have Yorkshire lights, lead lights, or iron casements in fir frames, hexagonal pattern; frame $5\frac{1}{2}$ by 3, the inner side of which finishes with plastering of room.

Single mouldings round house doors and sashes, with window boards to all windows, on small brackets.

Angle staffs or beads to all chimney breasts.

Provide and fix wood chimney-pieces to house and bed-room, value 6s. each.

Provide and fix $\frac{3}{4}$ plain skirting, 4 inches wide, all round the rooms.

Provide and fix 1-inch treads in risers, to form stairs, on sufficient carriages, with 3 by 3 newel, 1-inch bar ballusters, and half-round handrail.

Provide and fix 1-inch privy seat on $\frac{3}{4}$ riser and carriages.

Find all moulds, wood bricks, make all centres, and fully and fairly perform all requirements in a satisfactory manner.

PLASTERERS' WORK.

Render two coats all internal walls of house, and lath and prick up two-coat ceilings, and stooth partitions throughout same. Run $2\frac{1}{2}$ -inch plaster floors to bed-rooms, if required, and leave perfect.

In localities where plaster becomes expensive, substitute, if cheaper or equal, 1-inch folding white deal floor boards on 9 by $1\frac{1}{2}$ joists, (12 inches apart,) and trimmed for hearthstones, cross herring-boned, and left sound.

Run plaster benches in cellars, or perform the same in tile, stone, or Keen's patent cement.

Lime white tool-house, coal-place, and privy three coats.

Repair all damaged work and leave perfect.

SLATERS AND TILERS' WORK.

Cover the roof of building with good Bangor countess slates, $2\frac{1}{2}$ -in. lap, upon strong red deal laths, two nails of copper in each slate; well toach same; lay, in coloured mortar, Newcastle flanged ridge tiles.

Provide and tile in with pantile the out-offices, and toach.

PLUMBERS AND GLAZIERS' WORK.

Lay 6lb. vallies and 5lb. flashings to chimneys on roof, 20 inches wide, glaze with good seconds Newcastle crown glass all the windows throughout, and leave at completion of the work all in a sound state.

Provide and fix one double barrelled pump complete to each house, of the value of 70s. each set, including standard, ironwork, and laying on service from well-laid cistern.

Provide and fix zinc tubings 2 inches in diameter, to ceilings of all rooms without fireplaces; carry the same through the rafters and slates, and mount with conical cover, above roof level, into which air can have easy access.

IRONWORK.

Provide No. 2 30-inch proper oven and boiler, and fix the same.

„ „ 2 Sham stoves for house and ditto.

„ „ 2 Chamber grate for bed room and ditto.

„ „ 2 Irons for chimney bars to kitchen fireplace, and ditto.

Half-round spouting on brackets to all eaves, with 2½-inch cast iron downrights, with heads, shoes, &c., complete.

Air bricks to be fixed where directed, for ventilation.

PAINTERS' WORK.

The whole of the work usually painted to have three coats good oil colour internally, and the outer work four coats, and all ironwork to have four coats in oil.

THE FOLLOWING PLANS

Are the result of a long and extensive experience in almost every class of building, and it is the object of the author in the present work to exhibit by drawings and description that which appears to him to *assume* the most pleasing form, without any sacrifice of the comfort and convenience so essential to health.

It will be found, on reference to the drawings, that the object is not to confine the owners of property to ONE monotonous style of Cottage erections in their external appearance or inner arrangements, but upon the principle "that variation of construction of dwellings is as important to the improvement of our towns and villages, as the infinitude of employments in which society is engaged are to its existence; or, the multiplicity of objects to the grandeur of a landscape."

With each plan is annexed a brief description, with probable cost of construction.

*** J. W. STEVENSON will be happy to supply further particulars relative to any of the designs, on prepaid application—enclosing stamps for reply—to him at his offices; or will furnish plans, elevations, sections, working, drawing, bills of quantities, &c., for any locality and circumstances.

He is prepared, for a given sum, to superintend the erection or alteration of any number of cottages, in which case all charges for plans, &c., will be included: or arrangements may be made for the building of any number of cottages, in any district, at a stipulated sum, complete—embodying all expenses.

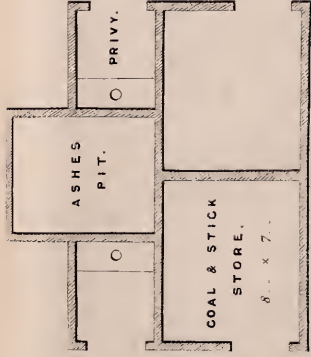
DESIGNS OF COTTAGES, &c.



PLANS, ELEVATIONS, AND SECTIONS.

PLATES.

- Plate 1. Ground plan of house, of which the frontispiece is a perspective view.
- „ 2. Chamber plan of ditto.
- „ 3. Back elevation.
- „ 4. Longitudinal section.
- „ 5. Front elevation.
- „ A. Elevation and ground plan of pair of one-story labourers' cottages, 1st design.
- „ B. Ditto ditto ditto ditto, 2nd design.
- „ C. Elevation and ground plan of pair of dwellings for farm-bailiff, or small landholder, 1st design.
- „ D. Ditto ditto ditto ditto, 2nd design.
- „ E. Ditto ditto ditto ditto, 3rd ditto.
- „ F. Ground plan and front and back elevation of pair of labourers' cottages, 3rd design.
- „ G. Ground plan (only) of three cottages.
- „ H. Ground plan (only) of four cottages.
- „ I. Cruciform block ground plan of sixteen cottages (more or less).

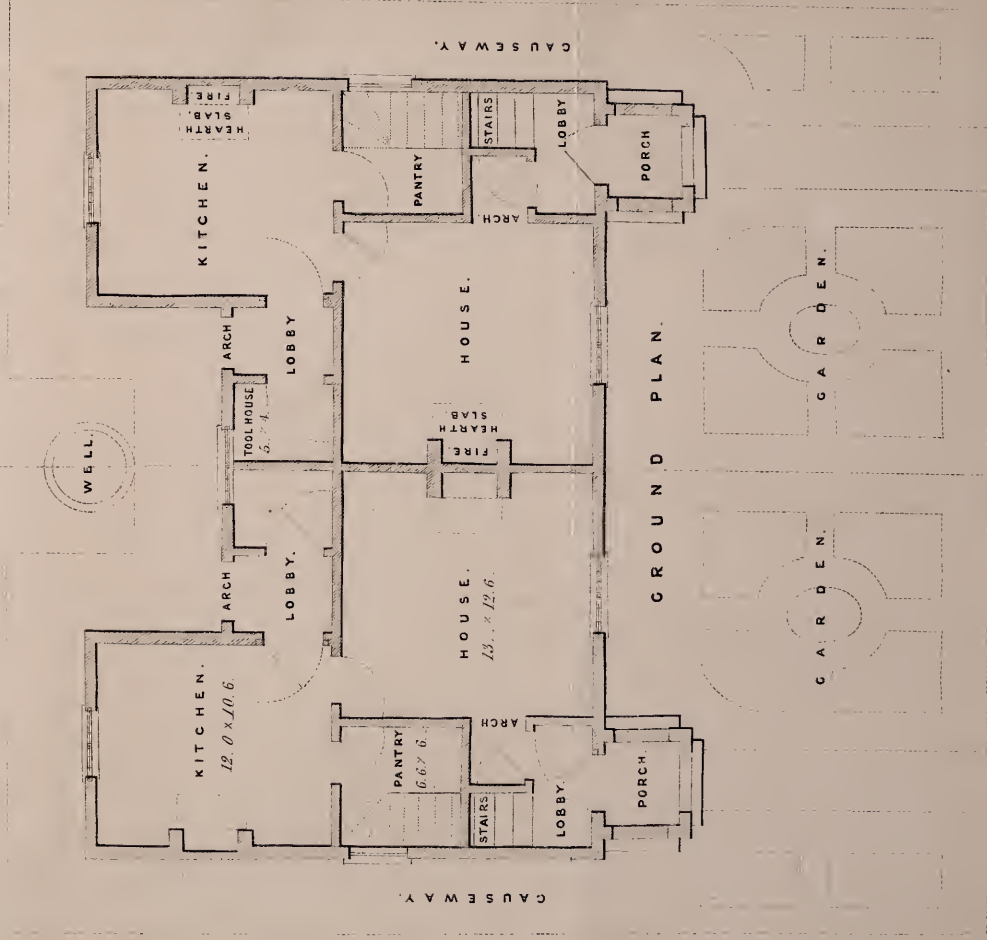


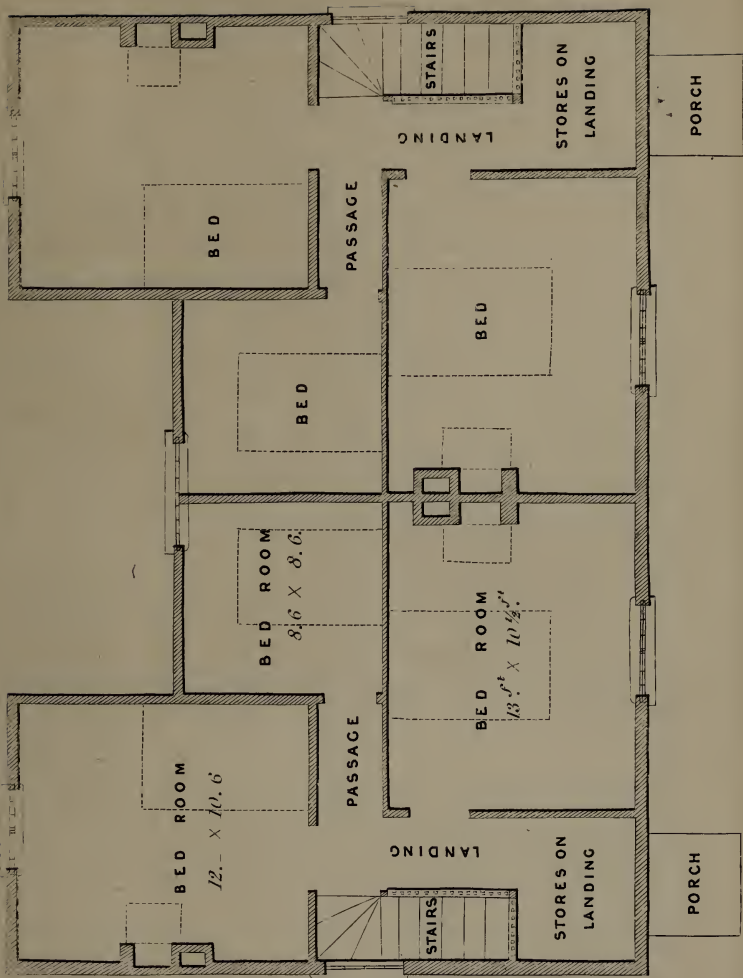
GARDEN.

GARDEN.

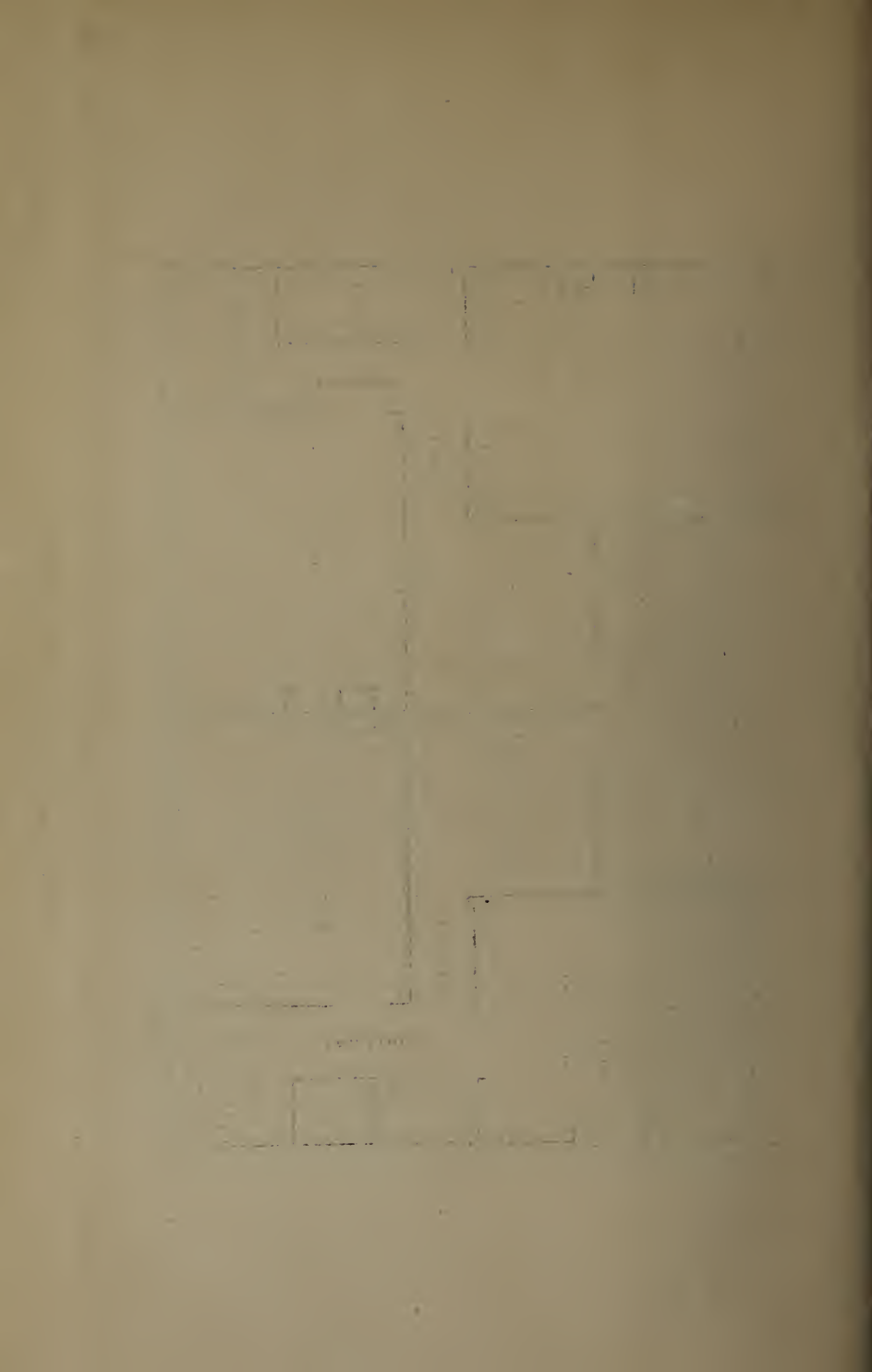
BACK YARD OR

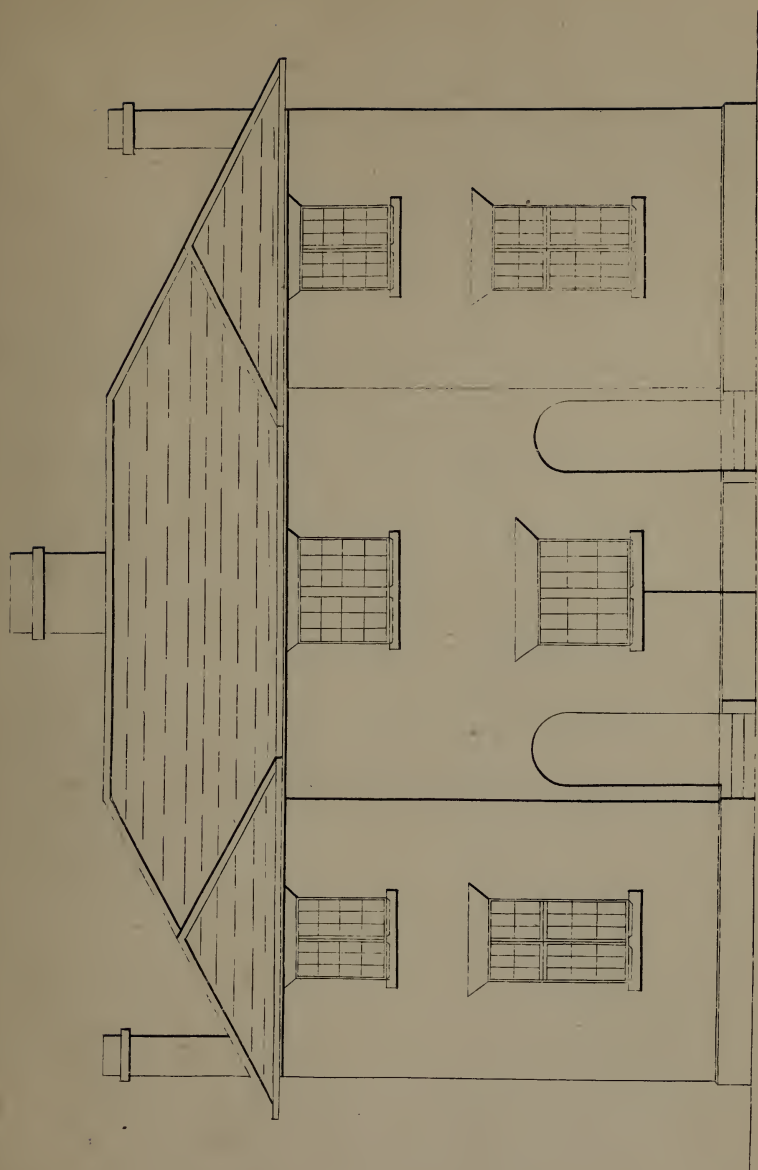
GARDEN.



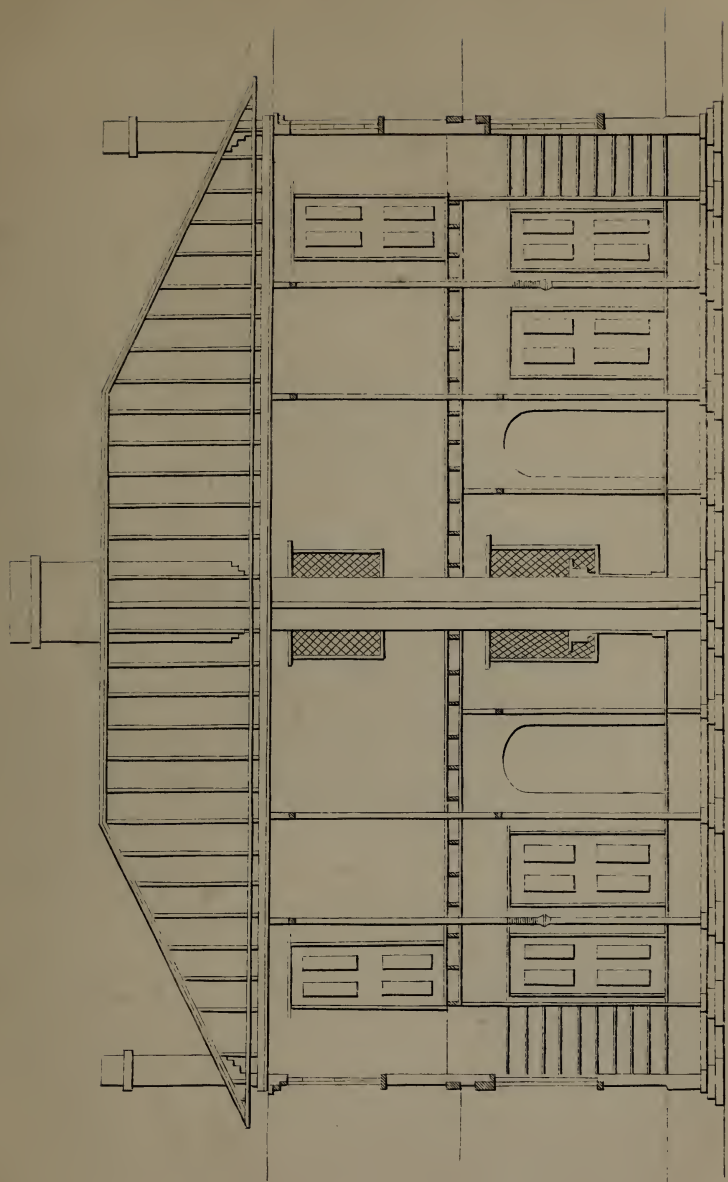


C H A M B E R P L A N

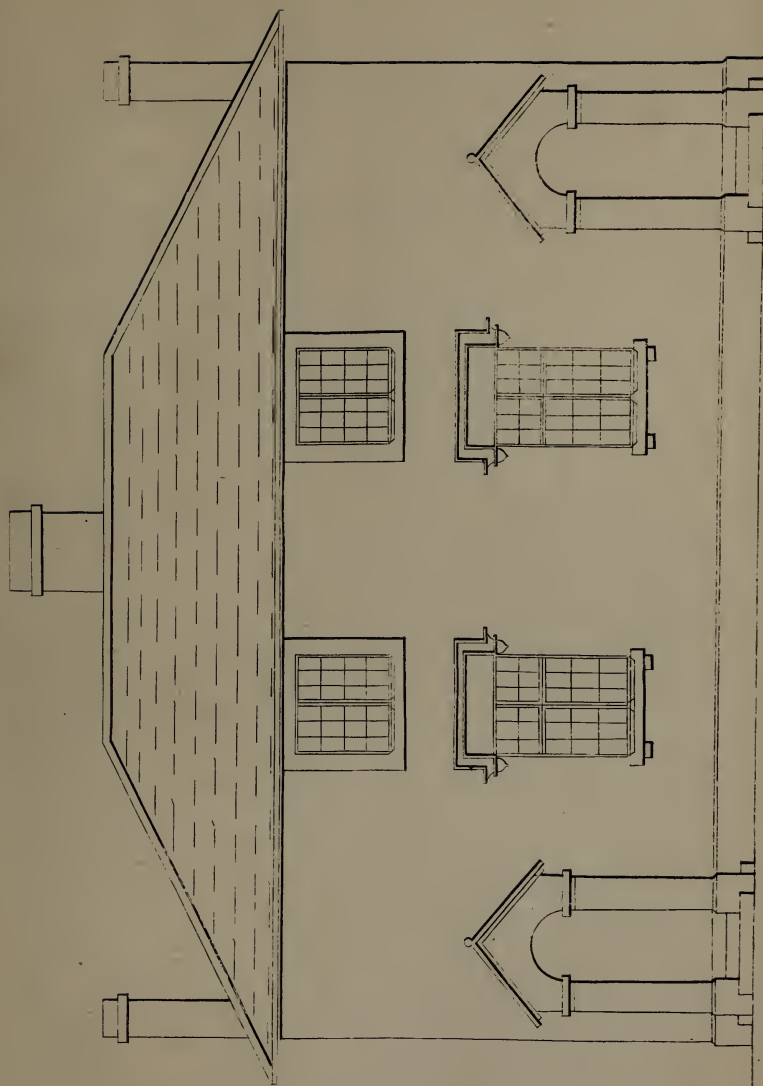




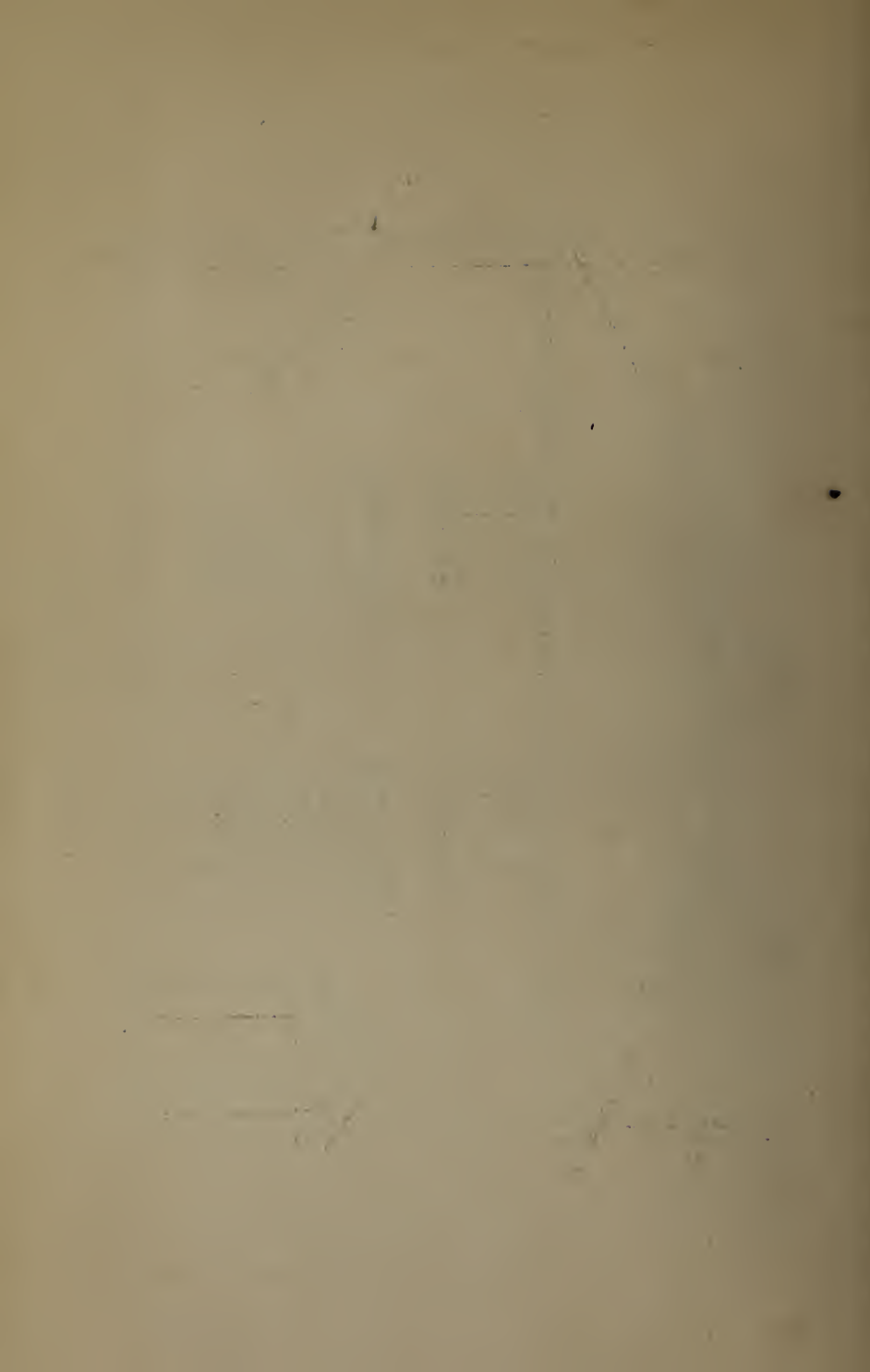
BACK ELEVATION



LONGITUDINAL SECTION.



FRONT ELEVATION.



DESCRIPTION OF THE PRECEDING DESIGNS.

(BEARING REFERENCE TO THE FRONTISPIECE.)

It will be seen, upon examination of the drawing, that the ground plan provides an

ENTRANCE PORCH,

with private approach to chambers—a spacious

HOUSE-PLACE or PARLOUR, 13 ft. by 12 ft. 6 in.;

A PANTRY, 6 ft. 6 in. by 6 ft., with

STORE CLOSET underneath stairs;

A KITCHEN, 12 ft. by 10 ft. 6 in.;

A TOOL-HOUSE, 5 ft. by 4 ft., with

BACK ENTRANCE LOBBY.

The well or pump is fixed midway between the two houses, and the ground divided by a hurdle fence or low brick wall. A considerable portion of the ground backwards is proposed to be appropriated as a kitchen garden, at the extremity of which are the privies and out-offices, with coal and stick stores, ashes pits, &c., &c., of such form and character as sketched, or otherwise, to suit any particular form of land, as the case may be. The front to be laid out as a flower plot, (ornamental or otherwise).

The chamber plan provides three sleeping rooms and a store landing, or closet. Two of the chambers having fire-places, and the third the zinc tube ventilator, as described in general specification. The approach to all the rooms is strictly private, and the facility for ventilation apparent from the position of the windows and doors, thus obtaining means for a thorough circulation of air. The admission of light is important, and, as a sanitary precaution, cannot with impunity be neglected. The roof may be made available, if required, as a store chamber, &c., by a flight of stairs or step ladder.

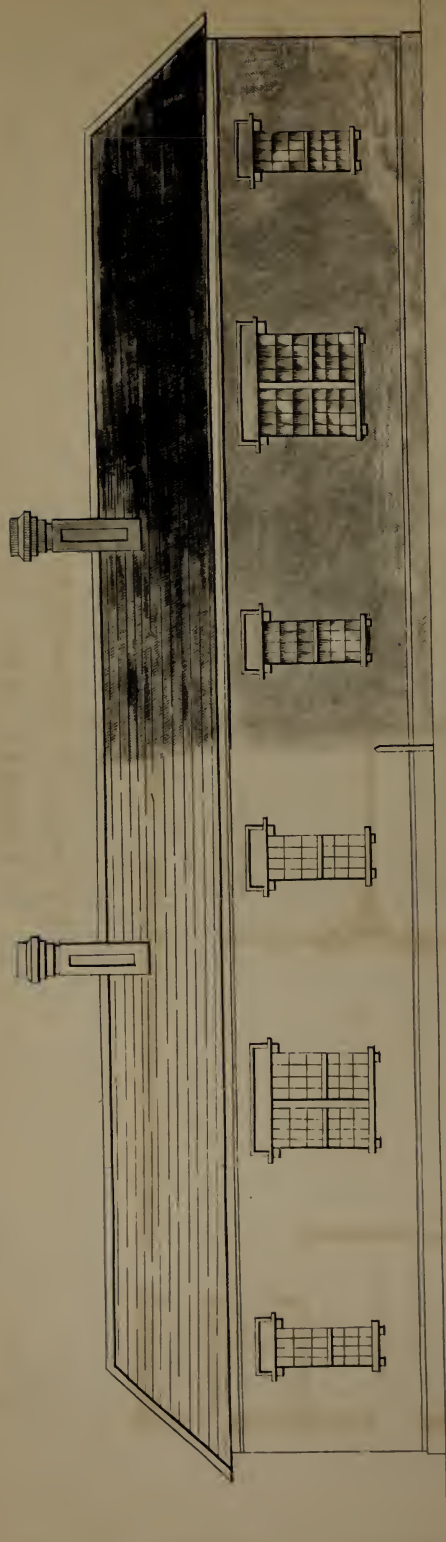
In detail, much must depend upon the taste of the proprietor as to style of finish, embellishment, and other matters. Situation, locality, and circumstances will all prove of importance, and must weigh with the varied projects, aims, and ends of the owner. Due regard must be paid to the drainage, to the form and position of the site, to the extent of land, to the charge of rental, and the many *et ceteras* which will be found essential in carrying out the laudible task of improving cottage property.

The supply of water must depend also upon circumstances. A provision is made for a soft-water tank under a portion of the kitchen floor, with sinkstone and pumps. The pantry floors should be kept a little *higher* than the floors of the house and kitchen—this gives an opportunity of cleaning them out by a copious supply of water, which is much better than the usual method of sinking the pantry floors.

Cooking apparatus of simple construction, oven and boiler in the kitchen, is all that is generally required, and ordinary grates in other rooms.

A glance at the annexed memoranda and specification will convey the necessary instructions for carrying out the work.

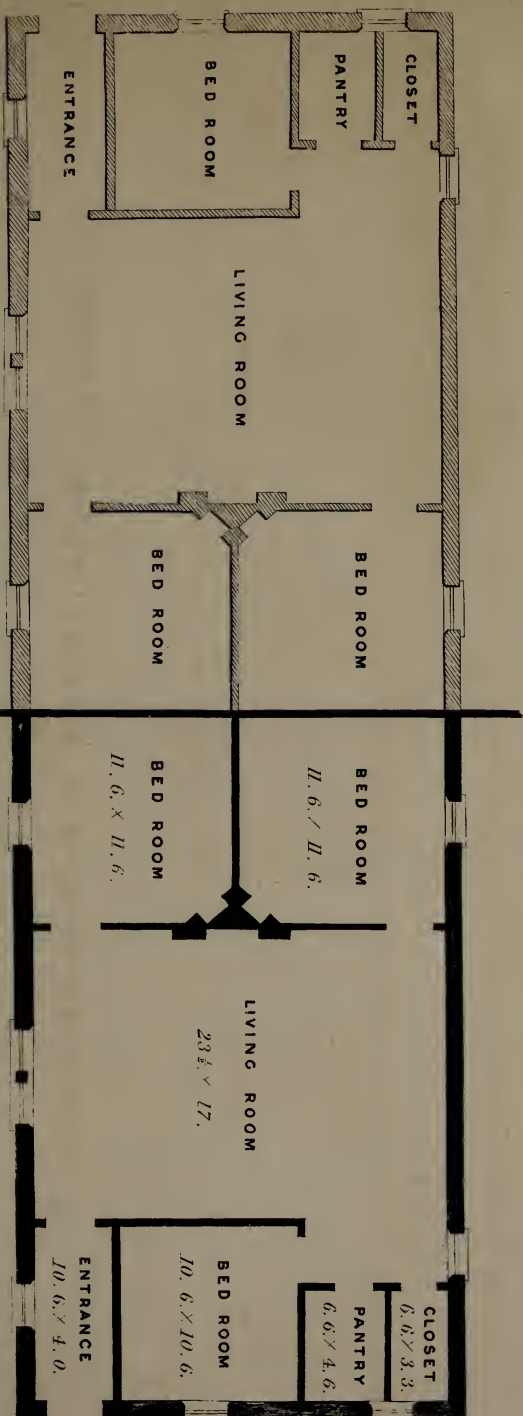
The expense of erecting two cottages, including out-offices, walls, &c., would, in the Midland Counties, amount to about £220 (if built very plain), and with stone dressings and outer decorations, as per frontispiece, £275.



ELEVATION OF A PAIR OF LABOURERS' COTTAGES.

A

ONE STORY LABOURERS COTTAGES



GROUND PLAN

A

DESCRIPTION OF PLAN A.

ONE PAIR OF ONE-STORY LABOURERS' COTTAGES.

The annexed design, marked A, is submitted for its plainness, convenience, and cheapness. It embraces all that is required in an improved dwelling for the labouring man, and may be made available for any situation, and be constructed from the simplest materials in the locality of its erection.

Amplitude of dimension is given in this and the whole of the following designs, but allowances may be made to suit any particular site without destroying its principal feature, namely, convenience.

A sufficiency of room, for all purposes, should be given, inasmuch as the tenant requires the greatest accommodation at the least possible expense; and it generally occurs that the living room, or house-place is his best room, hence it is made the most spacious in his cottage home.

The labouring man is very seldom overstocked with furniture or fittings, so that to provide him with rooms for which he has no use is a burlesque upon his avocation and social position. Nevertheless, where the determination and means of a labouring man, under favourable circumstances, is of such a character as lifts him above the poor and friendless sons of toil, there is to be noticed somewhat of a praiseworthy spirit that enables him so to furnish his cottage that it becomes a home of enjoyment, cleanliness, and even of taste.

In this design, it will be perceived, the entrances are at the end, and that it embraces a spacious house-place or living-room, three bed-rooms, a pantry, and a closet.

The out-buildings to be constructed, as far as practicable, from the dwellings, which, in all cases, must be governed by circumstances, form of land, &c.

The outer walls of the cottage are kept in a straight line, and may be decorated to suit the taste of the owner. The eaves of the roof project about 14 inches all round, and should be slated throughout, the ridge and hips being covered with flange tiles, or securely leaded.

The floor should be at least 16 inches above the natural surface of the ground, and be composed of Staffordshire tiles for the entrance of the house, pantry, and closet; but the bed-rooms, for warmth and comfort, should be inch white deals on proper joists, and sleeper walls.

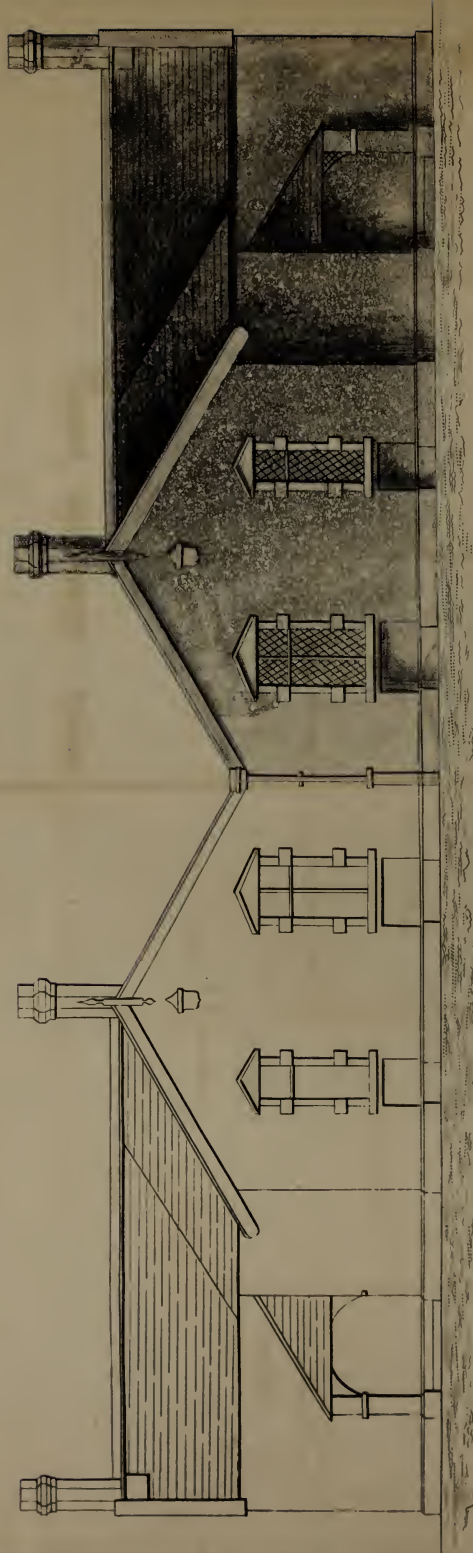
Fire-places, or ventilating tubes, should be fixed in the bed-rooms, and a good cooking range (oven and boiler) in the house-place. All walls should be rendered, and all ceilings pricked up, floated, and set. All windows should open, and all doors have suitable fastenings.

The pantries should have plaster-run benches across one end, and each house have a small sinkstone and pump.

The drainage should be constructed as directed in general specifications.

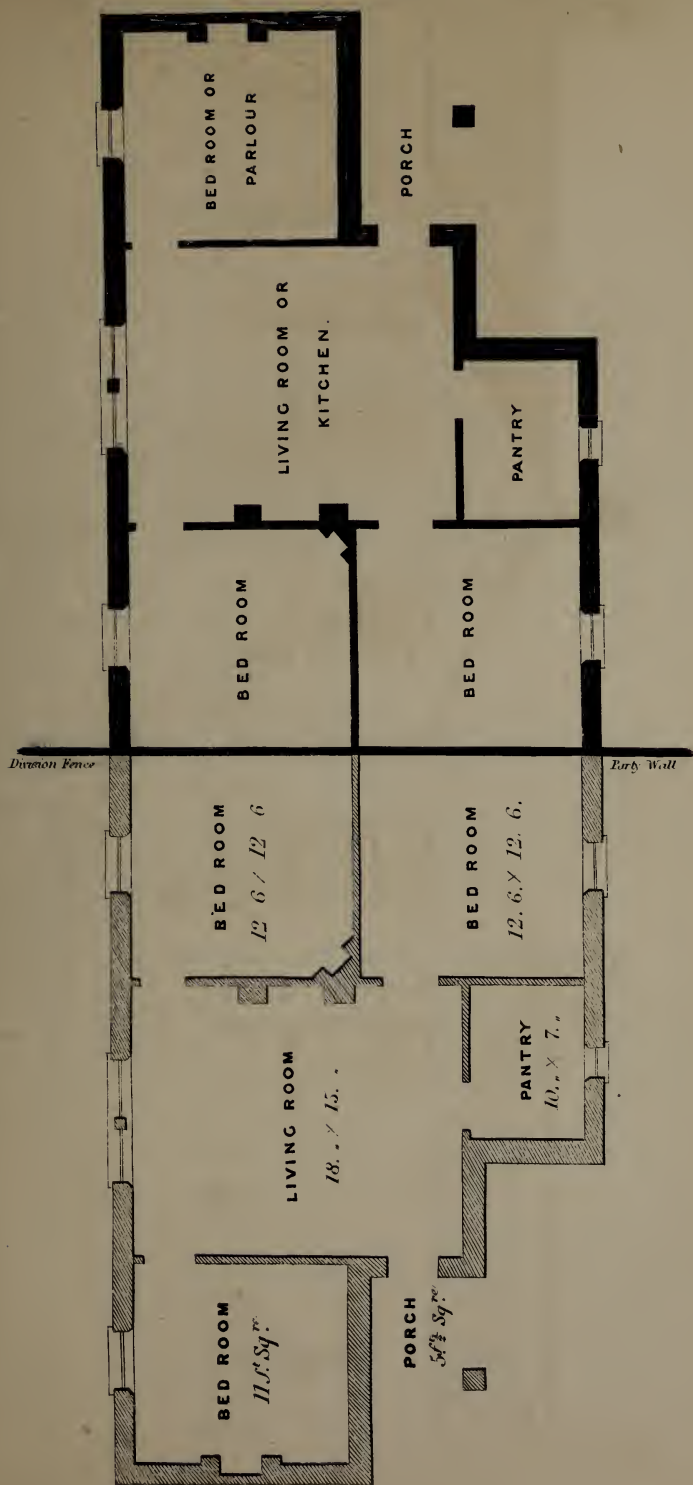
Stone dressings to the windows are shown on the elevation, with chamfered plinth and chimney tops. The outer doors should have York stone treads and risers, and all fire-place openings have hearth-stones. The arrangements will depend upon the wishes and inclinations of the proprietors, but for a really substantial erection it is imperative they should be adopted. How far they become decorative is left to the taste of the owner.

The cost of a pair of cottages, as per design, built plainly and substantially, in the Midland Districts, would be about £180.

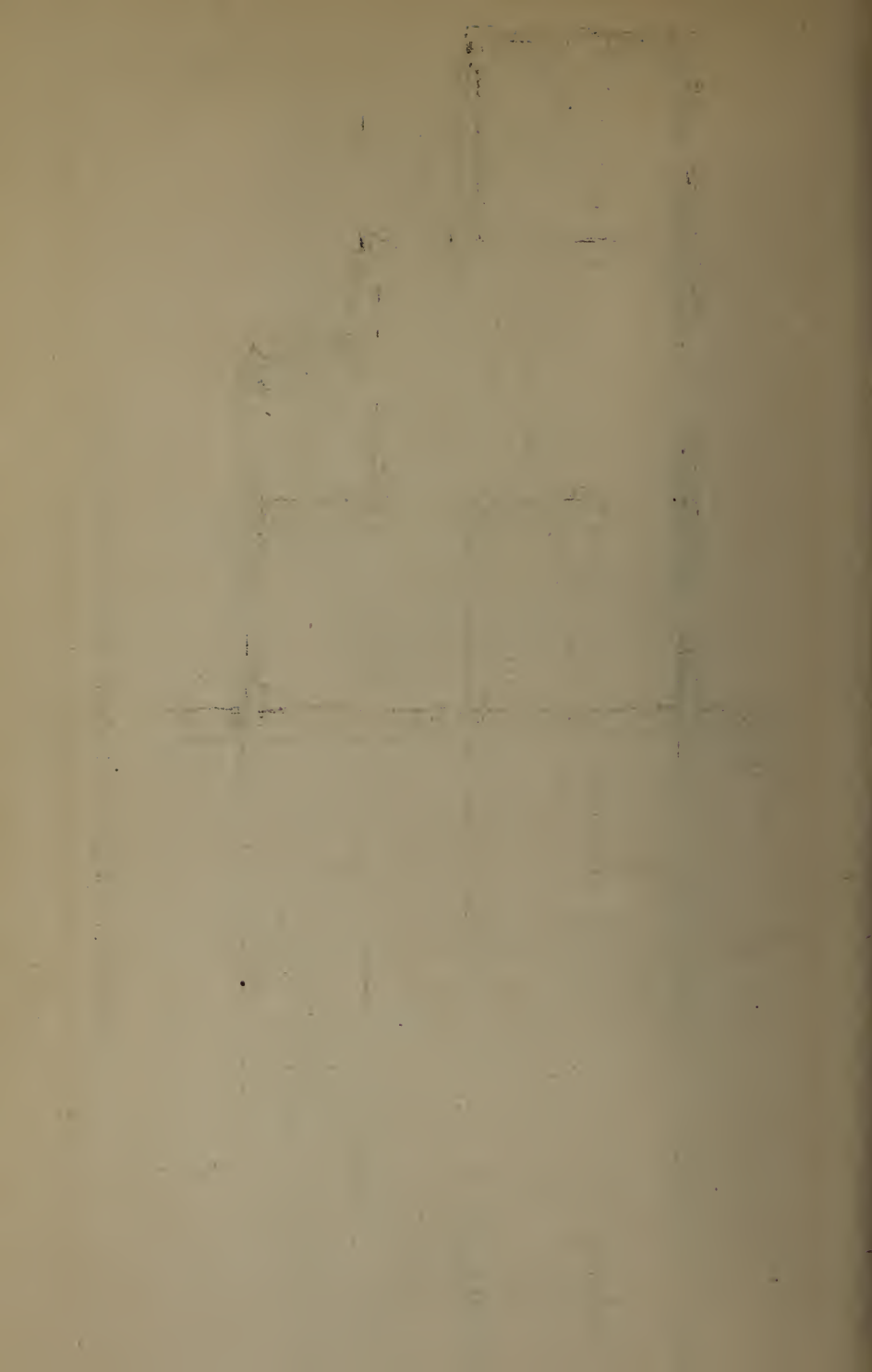


ELEVATION.

E



GROUND PLAN OF ONE STORY COTTAGES.



DESCRIPTION OF PLAN B.

PAIR OF ONE-STORY LABOURERS' COTTAGES.

This design is offered for its convenient position of useful rooms, and embraces, on the ground floor, all the requisites for a homely, and it may be said, not inelegant cottage elevation.

The entrance is in the front, near the extremity of the building, by an ornamental

PORCH, $5\frac{1}{2}$ ft. square.

LIVING-ROOM, 18 ft. by 15 ft.

TWO BED-ROOMS, 12 ft. square (each).

ONE BED-ROOM, 11 ft. square.

PANTRY, 10 ft. by 7 ft.

The front portion of ground should be laid out (as generally recommended) as a flower garden—the back portion as a kitchen garden. The same rule to apply in the situation of boundary walls and out-offices.

All bed rooms to have boarded floors. The pantries, living-room, and porches, Staffordshire tiles, or common pavors. All outer doors to have Yorkshire stone door sills. The windows to have stone dressings. The gables to have stone copings with dressed stone chimney caps. The plinth to project one inch in face of external walls. The roofs throughout to be slated, with projecting eaves, and the two centre gables (back and front) to have neatly-cut large boarding, and carved finials. A plain stone-cut shield in front. Solid steps to porch, and general outer decorative stone or cement work. The gutter between the two cottages to have 7lbs. cast lead, 2 ft. wide, to fall both ways; or, if preferable,

to the back; thence, by downright spouts, into a cistern for the use of the occupants. The ridge covered with lead rolls or stone. All chimneys to be flashed with lead, and all valleys to have 6lb. lead 20 in. wide.

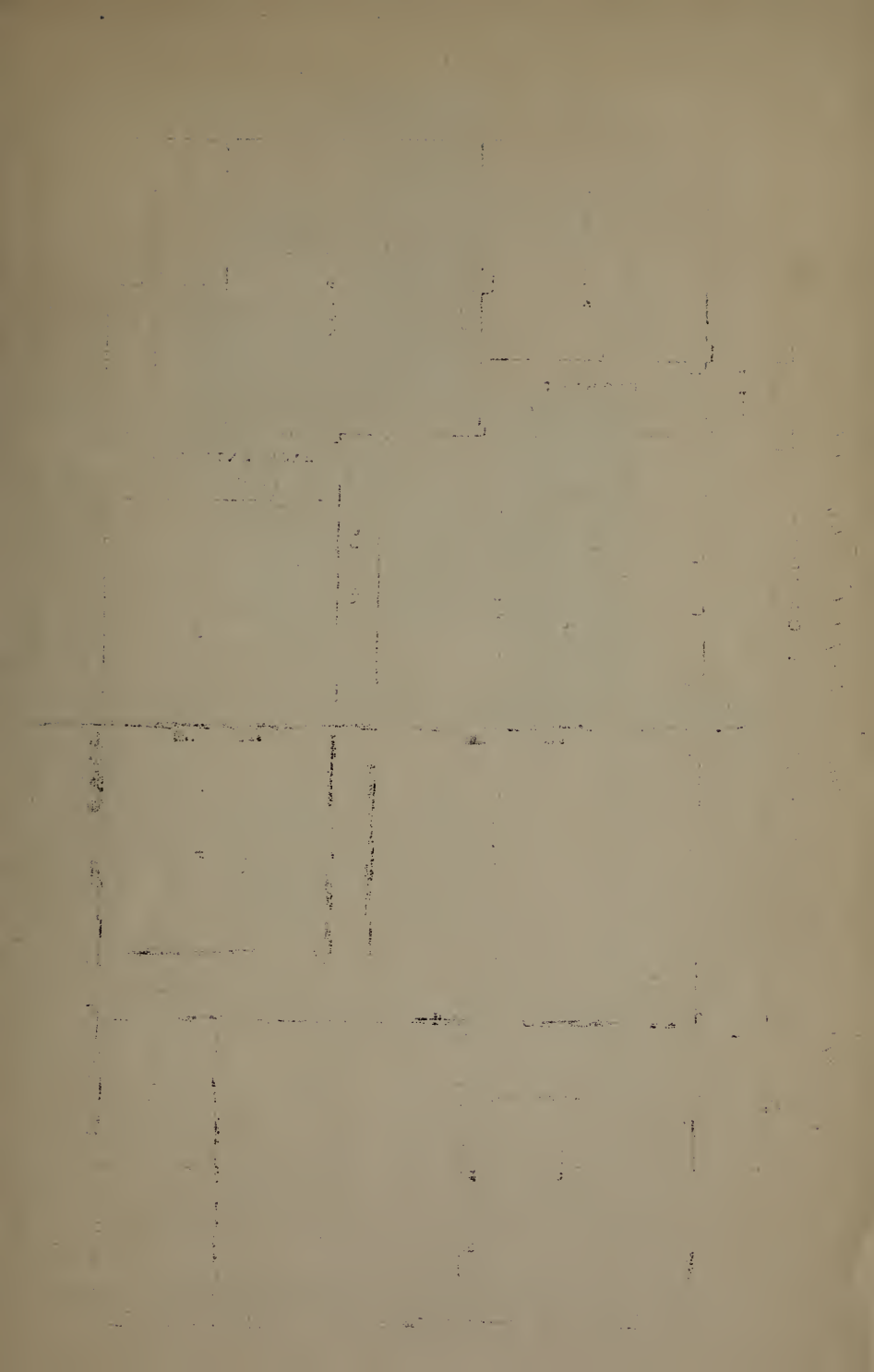
The inner finishing of cottages as described in plan A, and general specifications, &c., &c.

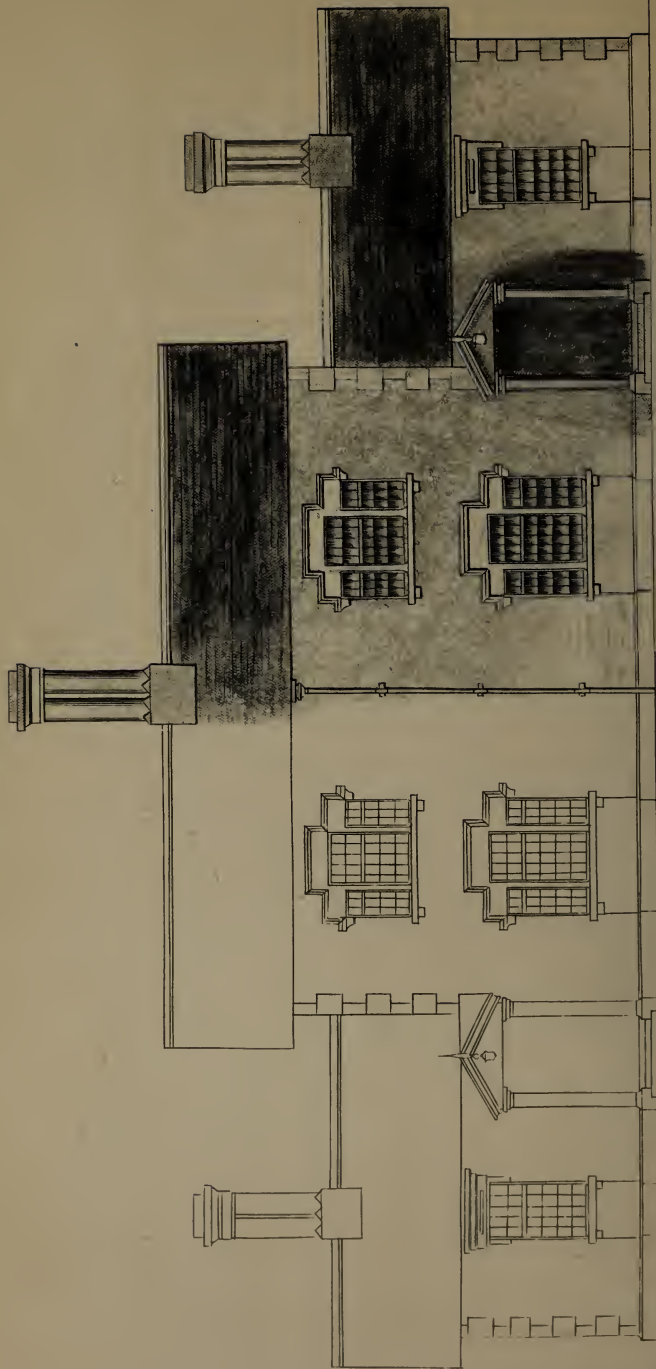
The plan may be varied to suit the wish of the owner. If considered too extensive, the living room might be contracted and the roof continued in a line, thus avoiding the gutter and large boarding, &c.

It is probable, in some situations, these cottages would look preferable built singly from this design. In that case half the plan is taken.

It is considered that the lower rooms are sufficient for all domestic purposes in this class of cottage. Nor would the rooms in the roof be of much use appropriated as chambers, even if the additional expenses, to make them such, were incurred.

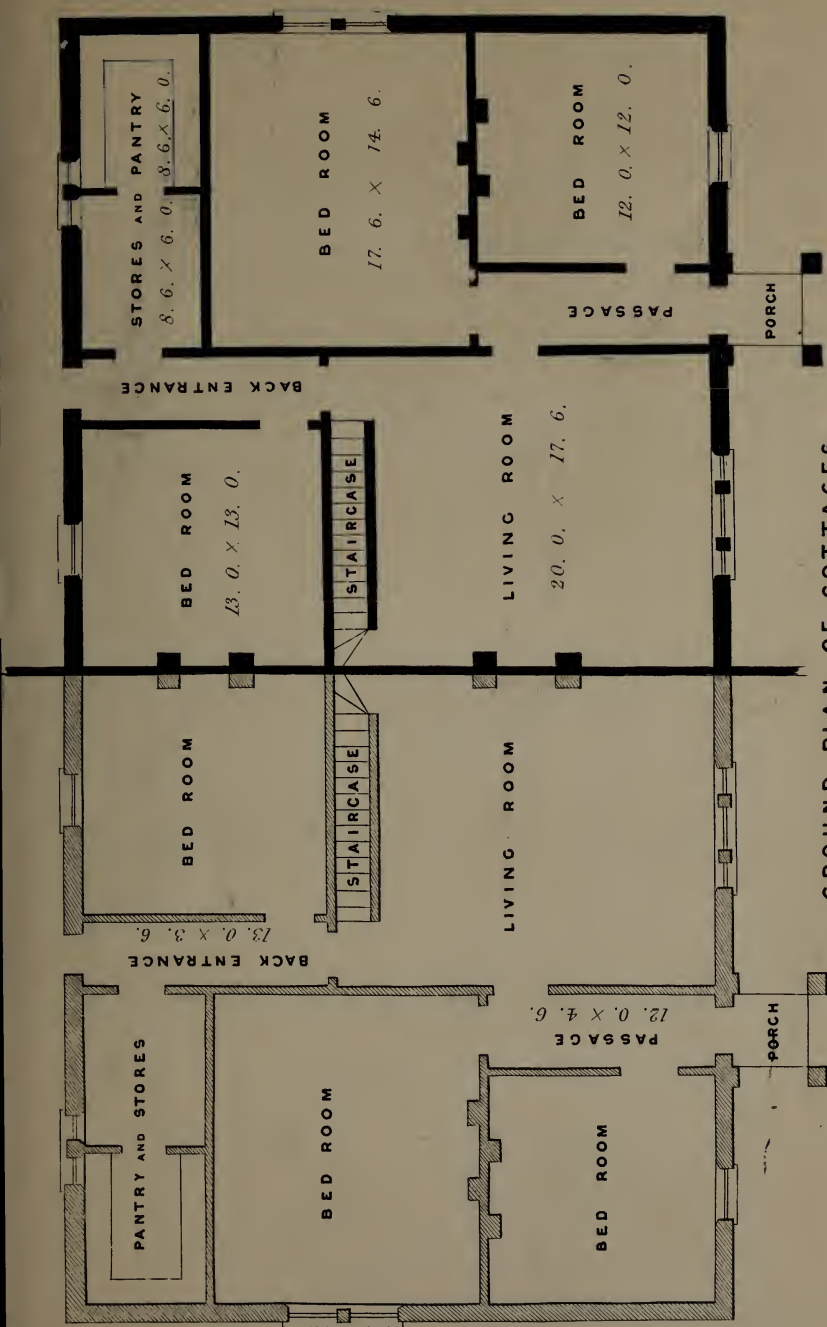
The cost of a pair of these cottages, &c., complete, would be about £200.





ELEVATION

C



GROUND PLAN OF COTTAGES

or Dwellings for Farm Bailiffs or small Landholders.

DESCRIPTION OF PLAN C.

A PAIR OF COTTAGES OR DWELLINGS FOR FARM BAILIFFS OR
SMALL LANDHOLDERS.

It is a well-known fact, that in most of our populous agricultural villages there is a want of a second-class character of dwelling for the higher grade of agricultural servants, or for what, in some districts, are termed "Cottage Farmers." To supply this want the subjoined design, marked C, is submitted, being a style of house that is evidently adapted for general purposes and for the use of large families, with the dependants necessarily employed by the occupiers.

The external appearance is neat and is approached by an outer porch, conducting into an

ENTRANCE PASSAGE, 12 ft. by 4 ft. 6 in.,

from which passage open doors right and left into a

BED-ROOM, 12 ft. square,

and a

LIVING ROOM, 20 ft. by 17 ft. 6 in.,

at the end of which passage aforesaid another bed-room or

PARLOUR, 17 ft. 6 in. by 14 ft. 6 in.

is approached.

The back entrance is by a

PASSAGE, 13 ft. by 3 ft. 6 in.,

from which is entered a

BACK BED-ROOM, 13 ft. square,

STORE-PLACE, 8 ft. 6 in. by 6 ft.,

PANTRY, 8 ft. 6 in. by 6 ft.,

and from the Kitchen by the stairs to the upper

BED-ROOMS, over centre portion of house.

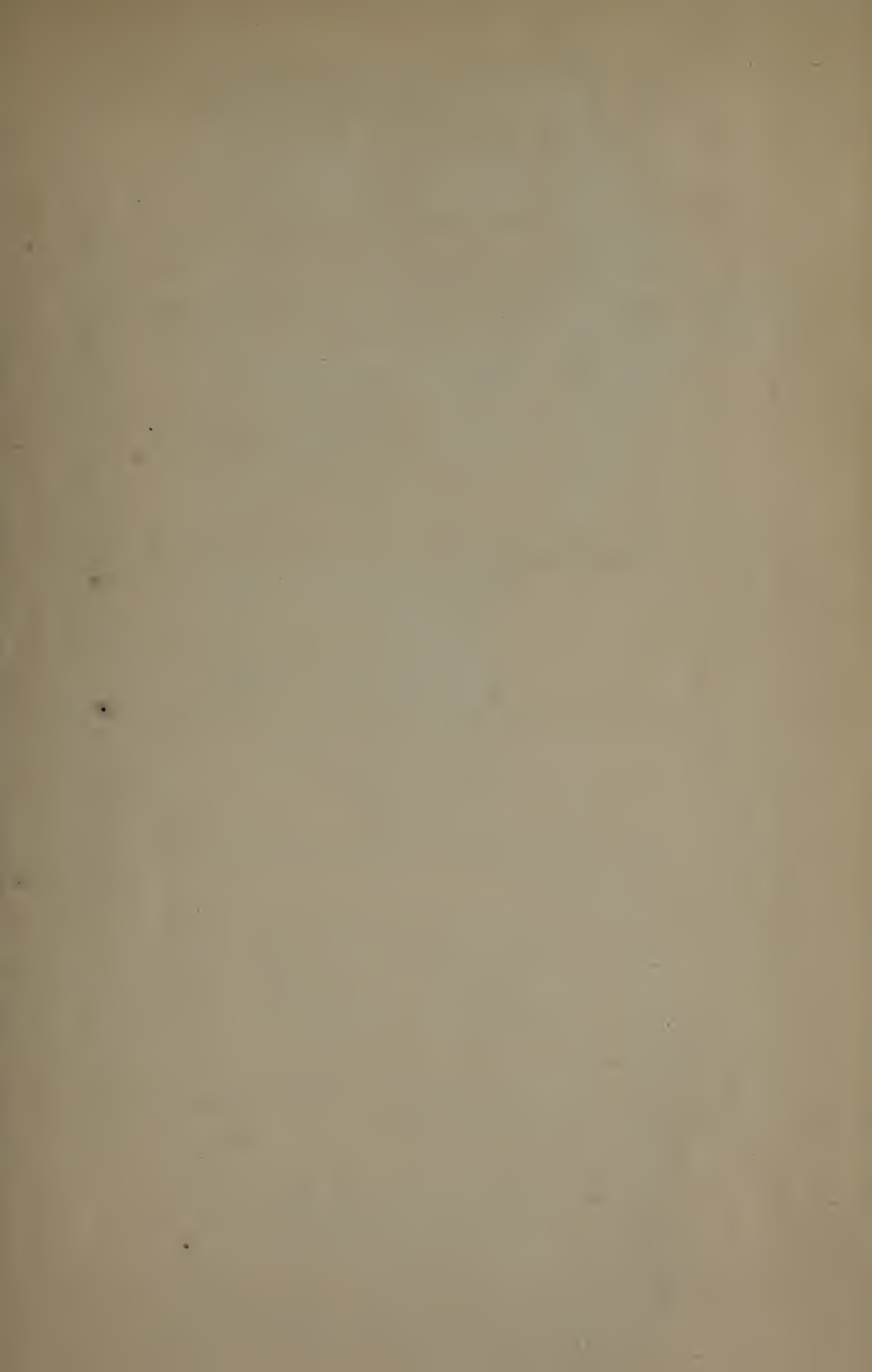
In the plan now submitted, it is suggested that the general features of the design be carried out to gain the effect of the whole,

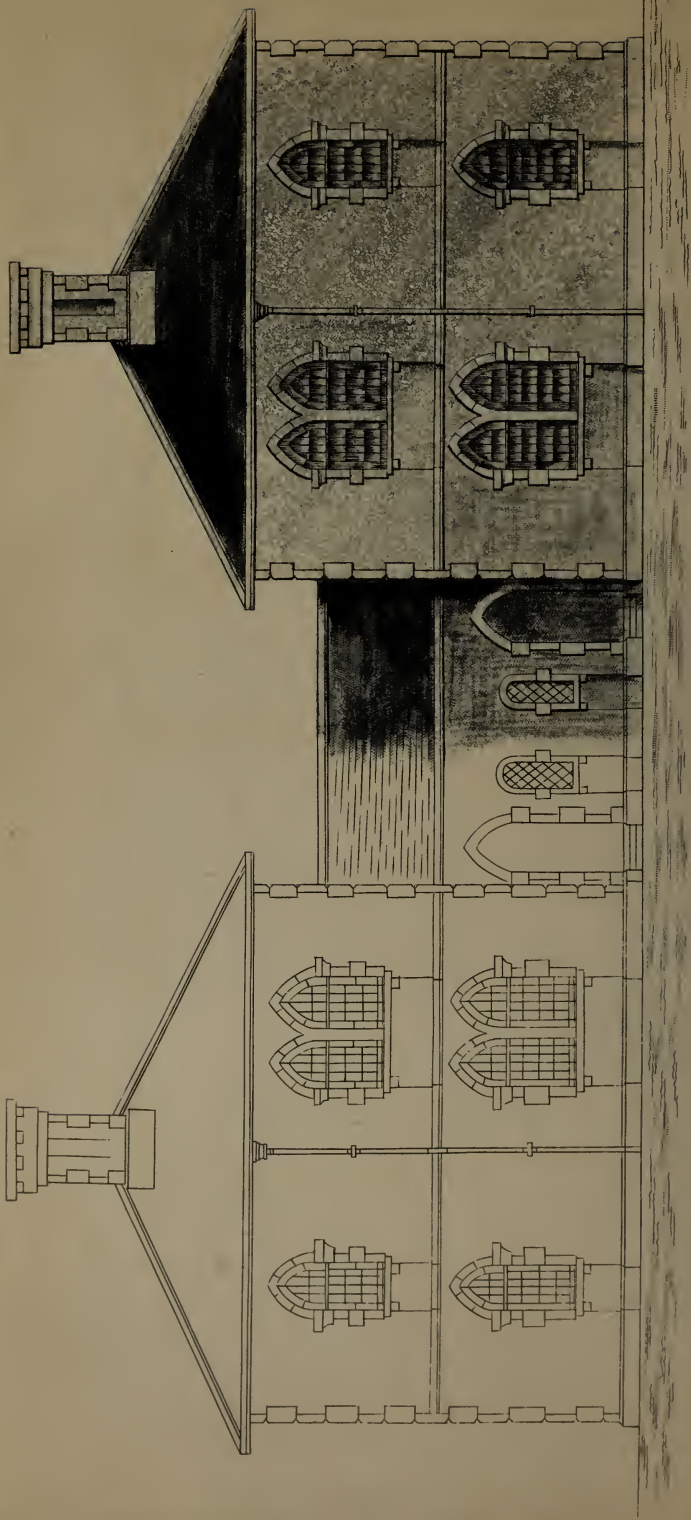
by raising the floor at least 18 in. above the ground, and setting a protecting plinth all round, stone dressings to all angles, windows, chimney shafts, &c. The eaves to project, and, as will be perceived, one portion only is carried up two stories.

The garden, privies, out-offices, walls, tanks, well, cistern, lead work, slating, &c., &c., is of such character and description as mentioned in general specification or alluded to in previous designs.

Should the owner feel disposed to make *four* tenements in lieu of two, the external appearance will not be damaged. The addition would be a porch on the back elevation, the bricking up of the passage doorway, the breaking out a door from the large bed-room, and dividing the pantry for two houses. The store-place would then become the pantry for the centre houses. In a pecuniary point of view this alteration might be advantageous, yet, it nevertheless destroys the harmony and utility of the whole as designed.

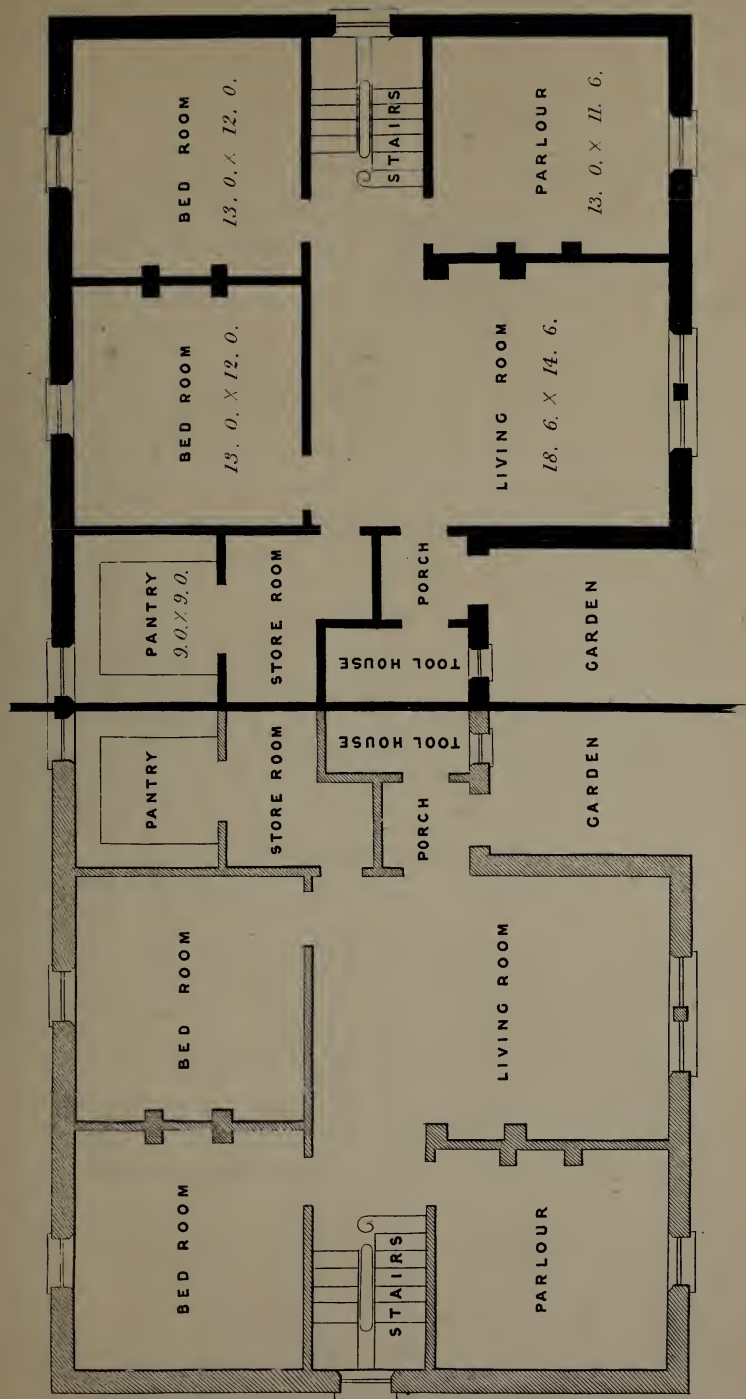
The cost of a pair of dwellings from this plan will not exceed £380, complete.





ELEVATION

D



GROUND PLAN OF COTTAGES

or Dwellings for Farm Bailiffs or small Landholders.

DESCRIPTION OF PLAN D.

A PAIR OF COTTAGES OR DWELLINGS FOR FARM BAILIFFS OR
SMALL LANDHOLDERS.

This design, as well as the preceding one marked C, is suggested for a better class of dwellings for the upper class of agricultural servants.

The design differs from the one last described, inasmuch as the middle or central part is only one story high, and the remaining portions have sleeping rooms over the lower rooms.

The face line of the outer wall at the back is preserved in a continuous unbroken surface. The front is made projecting from the entrance and tool-house, and the two dwellings are divided by a pale fence or dwarf brick wall.

The rooms are entered from a porch in centre of the building, out of which porch a tool-house is placed; from the porch also is entered the

LIVING-ROOM, 18 ft. 6 in. by 14 ft. 6 in.

TWO LOWER ROOMS, 13 ft. by 12 ft. (each).

STORE-ROOM and } 9 ft. square.
PANTRY,

STAIRCASE, giving access to

FOUR UPPER BED-ROOMS, { of the dimensions of
the lower rooms.

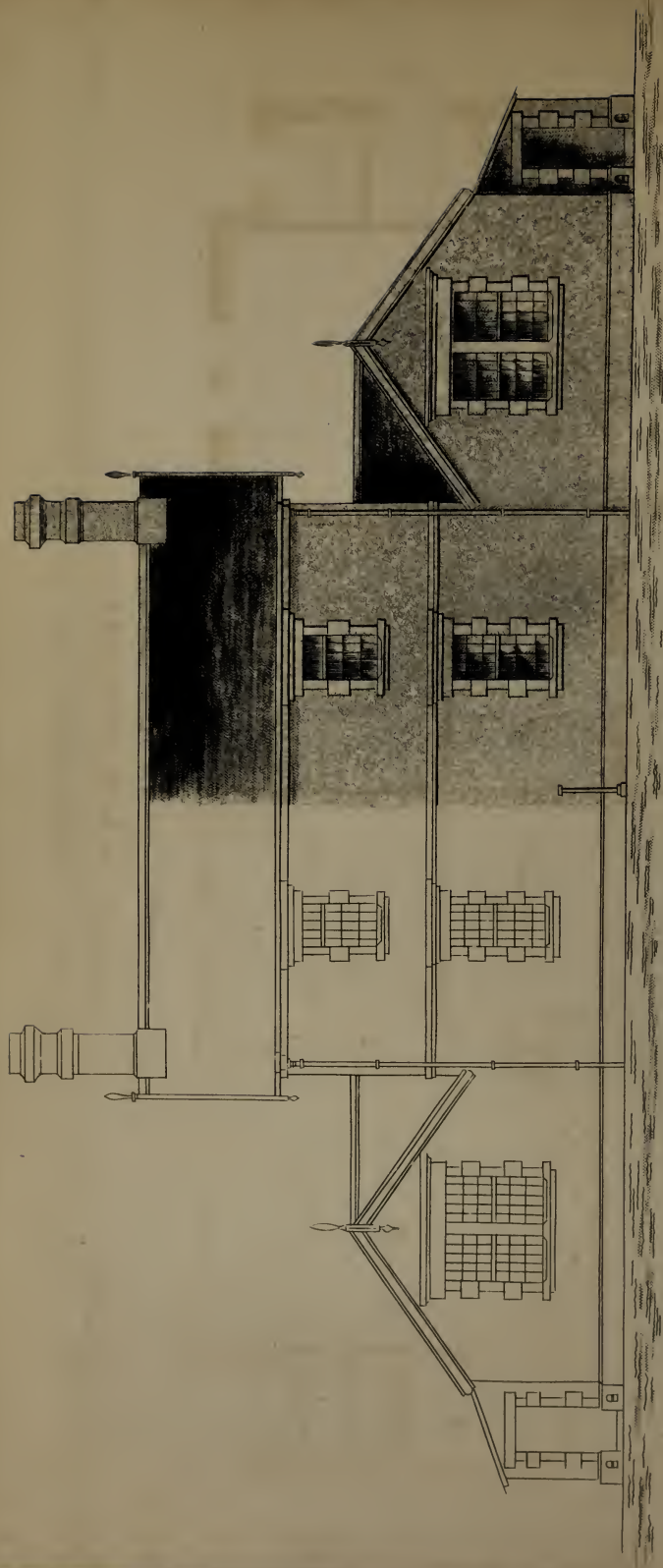
OUT-BUILDINGS, } as directed for other houses.
PRIVIES, &c., &c.

The building can be carried out with the stone facings, &c., as designed, or plain brick work with stone heads and sills to windows, stone stringcourse, plinth, door sills, chimney caps, ridge stone, &c., &c.

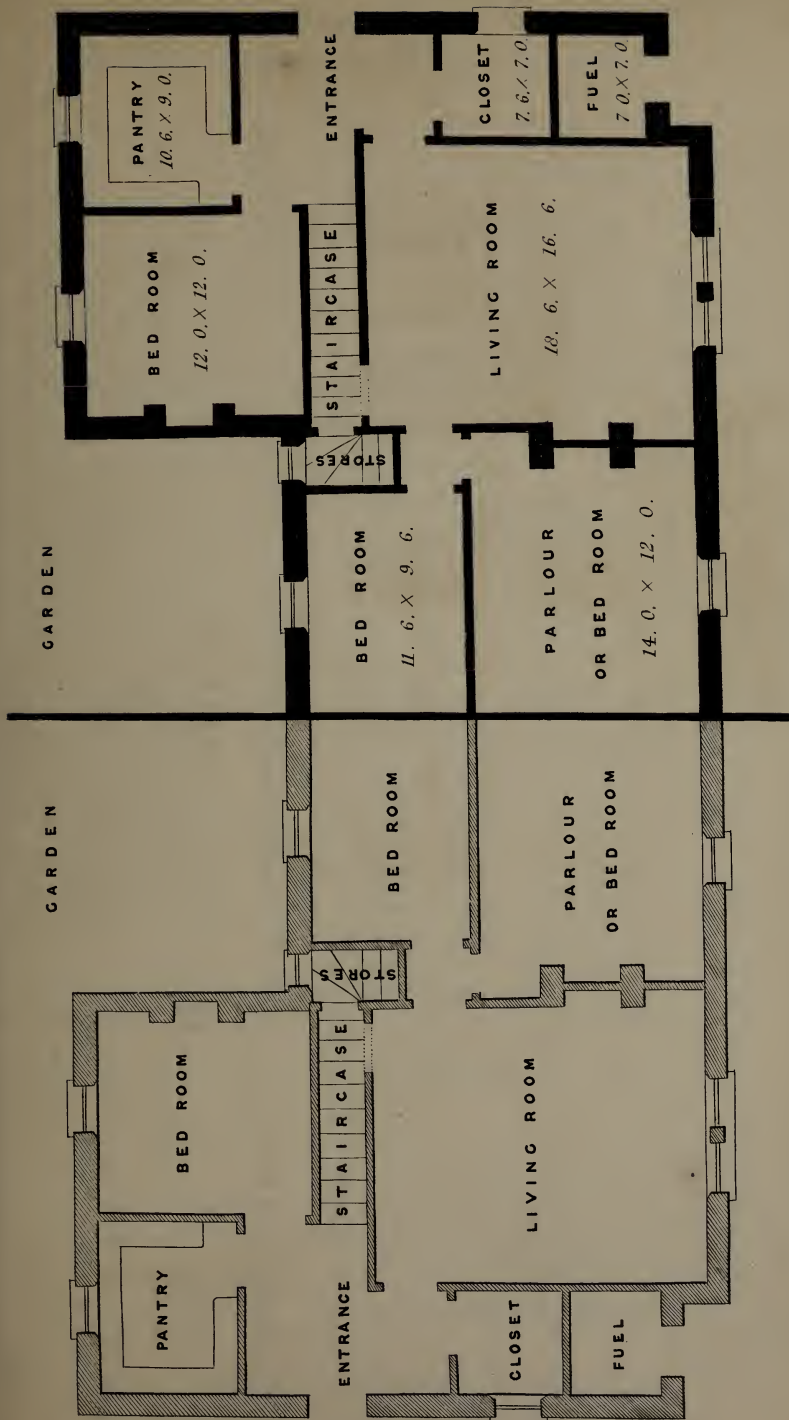
The fittings, in all cases, as described in the general specification, with every convenience to render the same substantial and useful.

In these plans (C and D) a proper classification of master and servant can take place. The large bed-rooms may be used as a parlour, the kitchen left for family uses and servants. Strict privacy is observable throughout, and may be maintained by good management.

The cost of this building, if plain, for a pair of dwellings will be £380, if decorative, £420.



ELEVATION.



GROUND PLAN OF COTTAGES

or Dwellings for small Farmers or the upper Class of Agricultural Labourers.

DESCRIPTION OF PLAN E.

ONE PAIR OF COTTAGES OR DWELLINGS FOR SMALL FARMERS OR THE
UPPER CLASS OF AGRICULTURAL LABOURERS.

This design differs from the preceding one marked D, inasmuch as the front wall is preserved in a straight line, and the back-front is broken. The central portion is carried up two stories high, and the ends or living-room portion one story. The roof contrary to the gable end, to allow space to get into the upper bed-rooms.

This style of building will be found exceedingly convenient, and is not of an expensive character.

The entrances are at the ends, no porches being built in this case unless at the option of the owner. The stairs immediately face the entrance door, and will be found very convenient for getting into the upper rooms, the pantry, closet, bed-rooms, or principal living-room, without interfering with the privacy of any of them.

The entrance will be found sufficiently capacious to be convenient, and affords access to the

PRINCIPAL LIVING-ROOM, 18 ft. 6 in. by 16 ft. 6 in.

PARLOUR, or LOWER BED-ROOM, 11 ft. 6 in. by 9 ft. 6 in.

SMALL BED-ROOM, 11 ft. 6 in. by 9 ft. 6 in.

BACK DITTO, 12 ft. square.

PANTRY, 10 ft. 6 in. by 9 ft.

CLOSET, 7 ft. 6 in. by 7 ft.

STAIRCASE, (enclosed) conducting to

TWO UPPER BED-ROOMS.

STORE-PLACE, under stairs.

FUEL-PLACE, entered from without.

The roofs throughout to be slated, and the eaves to project, and all gables to have neatly-cut barge boarding and carved finials. The lead work, stone work, brick work (with general joiners and

carpenters' work), of corresponding character and description as the preceding designs.

The fences dividing the dwellings to be made to suit the taste, and the out-offices, privies, ashes pits, &c, removed as far as practicable from the cottages.

The entire building to be thoroughly ventilated, as described in general specification.

The furnishing of cooking apparatus to be of substantial and approved description; and ordinary fire-grates to chamber openings.

A store-closet to be fitted with shelves—the pantry with benches, and provision to be made under stairs for stores. The staircase will be lighted by a window from the back; and the front door will have a large fanlight glazed over the same.

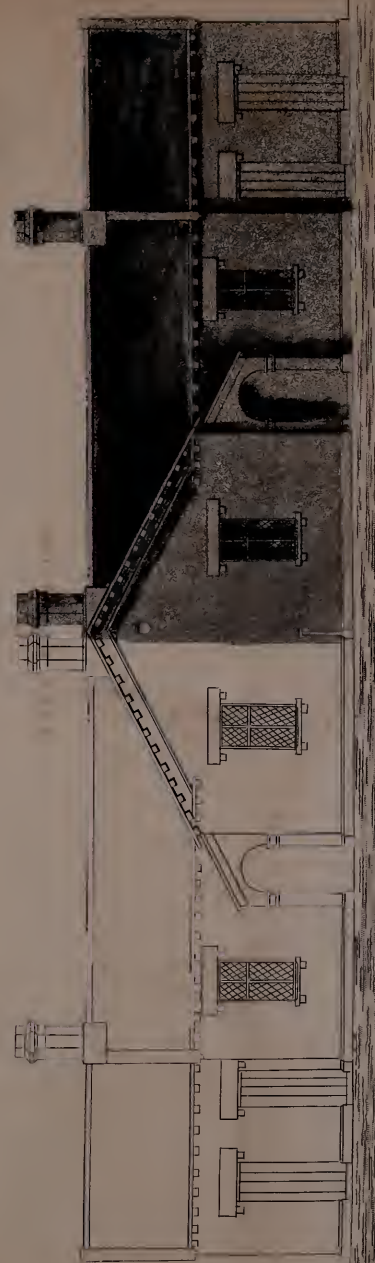
The cost of a pair of cottages from this design will be £340, if plain; if decorative, £375.



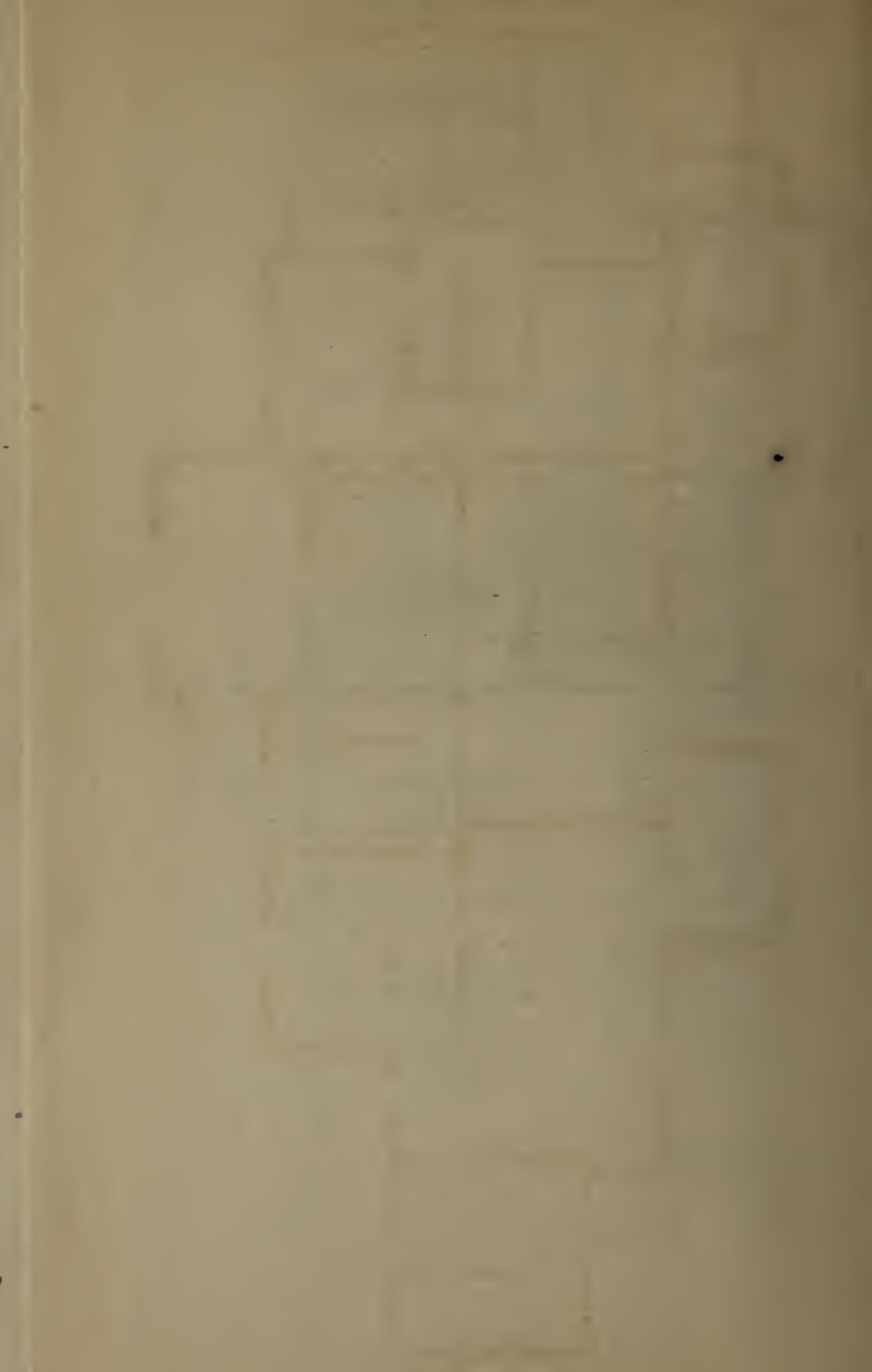
FRONT ELEVATION.



GROUND PLAN OF ONE STORY LABOURERS' COTTAGES.



BACK ELEVATION



DESCRIPTION OF PLAN F.

ONE PAIR OF ONE STORY LABOURERS' COTTAGES.

The annexed design, marked F, is for a pair of one-story labourers' cottages, or may be considered, for extent, convenience, and appearance, as superior dwellings. The ground plan and two elevations are submitted, and, it is presumed, would, if erected in a suitable locality, prove to be neat and pleasing in appearance. The premises comprise every accommodation for the domestic purposes of a small family. Each room is separate and distinct, and amplitude of space is afforded. The parlour, if not used as such, may easily be converted into a bed-room, which, in such case, will give house accommodation, and three sleeping rooms, with pantry, tool-house, fuel-house, and suitable shade for the keeping of bees.

The approach to the rooms is by an external porch on the back elevation, leading into an inner lobby, from which access is obtained into a spacious

HOUSE-PLACE or } 18 ft. by 15 ft.,
LIVING-ROOM, }

THREE BED-ROOMS, each $12\frac{1}{2}$ ft. square,

PANTRY, 10 ft. by 8 ft.,

TOOL-HOUSE, 6 ft. by 5 ft.,

FUEL-HOUSE, 6 ft. by 5 ft.

There is a fire-place opening and flue in each room, so that, if requisite, a change of arrangement can be made in domestic management, and a thorough ventilation obtained. The pantry will have suitable benches and shelves. The floors to be composed of brick paviors to house, porch, lobby, fuel and tool-house, and bee-hive shade; the other floors boarded on sufficient joists; the walls to be skirted and plastered; the ceilings to be pricked up, air bricks to be inserted where directed. The external work to be executed as shown in elevation.

The fronts to be built with stock bricks in Flemish bond, having plinth of stone (chamfered), angle quoins, stone dressings to doors and windows, chimney bases, and caps, dripped and throated water tabling and springers; perforated gable ornamental stones to suit taste, with small ornamental stone or cement urn, or other device as a finish to the front gables, with all required lead valleys and ridge rolls.

The spouting in front to be carried by neat cut and ornamented cantileavers. The back by projecting courses of brick work. The heads of doors and windows on back elevation to be plain and the stone dressings omitted.

The bee shade in front to be neatly latticed and roofed with slate, and every portion of the work throughout to be substantially and satisfactorily executed.

The division walls, the arrangement of gardens, the privies, the well, water tanks, drainage, front fencing, &c., &c., to be of suitable corresponding character with the style of the building, and to be executed in conformity with the specifications and conditions thereof.

The cost for a pair of cottages from this design would be £260, built very plain, and about £300 if decorative.



GROUND PLAN OF THREE COTTAGES.

DESCRIPTION OF PLAN G.

GROUND PLAN (ONLY) OF THREE COTTAGES.

In some cases the owner of property may feel disposed to erect more than a pair of cottages under one roof, or it may occur that a piece of spare ground is suitable for more than two dwellings. Herewith is annexed a ground plan (only) for three cottages, each of which possesses about the same amount of convenience and extent of space. The entrances are distinct and removed from each other, so that all annoyance by overlooking is in a great measure avoided. There may perhaps be a little discrepancy in the sizes of the rooms, but this can be remedied at the option of the owner; or, if in this, or any of the accompanying designs, *too* much space is given, a small alteration will not materially affect the whole, but it is strongly recommended that the first-given sizes be retained—"Health, space, ventilation, and light" imperatively demand it.

This design can be made available for either labouring men or the higher class of agricultural servants. If for the former, then the staircase should be abandoned, and one-story cottages built. If the latter, it would be desirable to erect upper rooms, and, of course, to retain the staircases.

The character of elevation may be supposed from the plot of the ground plan, and can be diversified to suit the wishes and inclinations of the proprietor by making it plain in external effect, or decorative, as the case may be.

The external porches are suggested in this design as forming a homely appendage to all rural erections, and giving a comfortable access to the inner rooms.

The central house has a

LIVING-ROOM, 20 ft. by 16 ft.,

TWO BED-ROOMS, 15 ft. by 12 ft. each,

LARDER OR PANTRY, 14 ft. by 7 ft.,

the entrance to which being under the stairs, a good-sized store-closet may be made available.

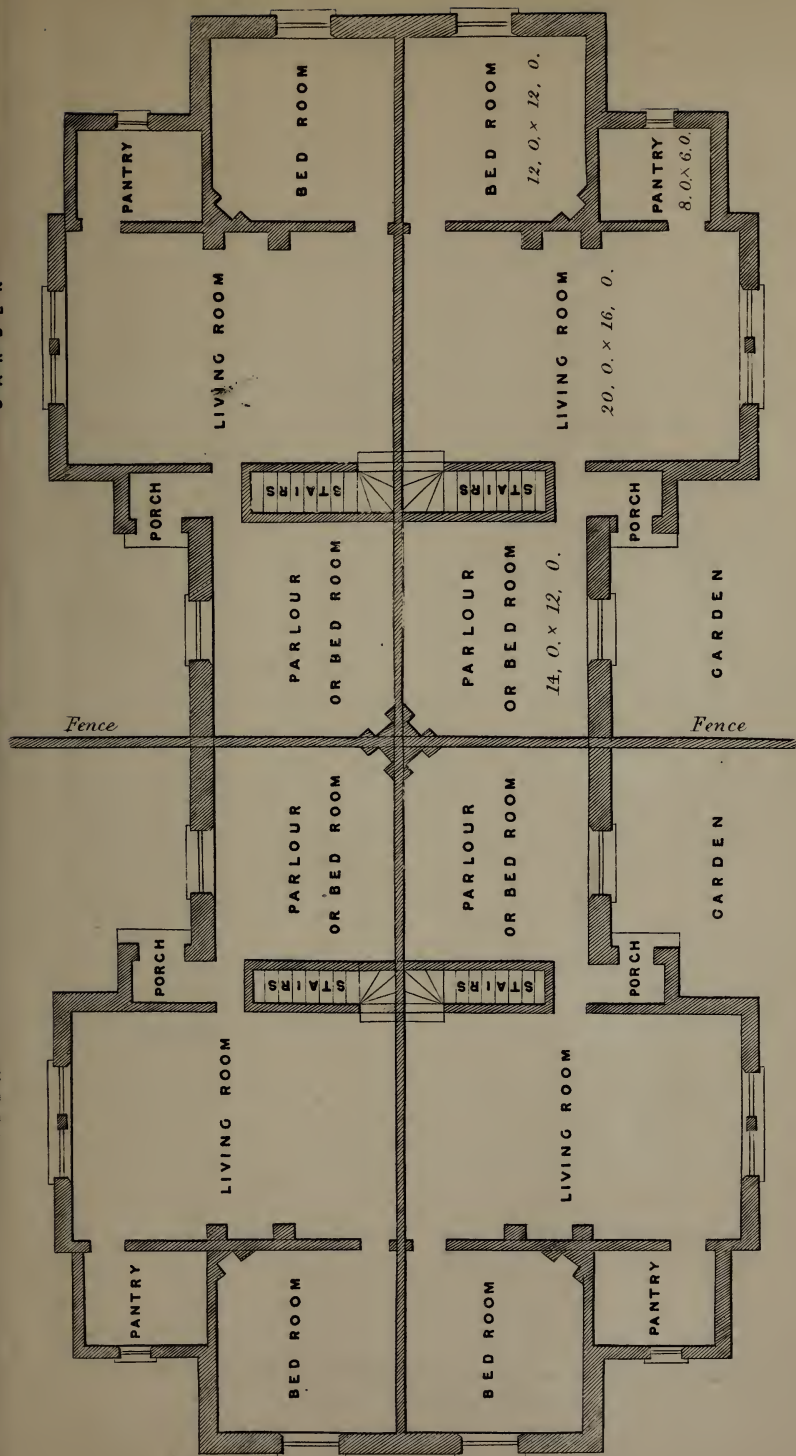
The position and sizes of the other two houses will be observed on reference to the design.

The fittings are of a similar character to what has already been described, and the comforts, arrangements, extent, conveniences, and character of work, should correspond, so that a compact and entire suit of premises will be produced.

The cost of three cottages, if built one story, plain, would be £320; if decorative, £350. If two stories, plain, £400; if decorative, £435.

GARDEN

GARDEN



GROUND PLAN OF FOUR COTTAGES.

DESCRIPTION OF PLAN H.

GROUND PLAN (ONLY) OF FOUR COTTAGES.

The annexed design is a proposed ground plan for four cottages. They may be built back to back in pairs, or in a continuous line by keeping the pantries smaller, and placing the bed-room windows to face the front instead of the ends. It is, however, recommended to be erected as shown on the ground plan.

Like the preceding design for three cottages (marked G), this plan is applicable for one-story dwellings for the labourer, or for two stories for a better class cottage. In the former case, the stairs would be abandoned, and the space appropriated for a closet (which convenience is always found very serviceable). If so arranged, the doorway should be opposite the porch, and the closet enlarged to about 5 ft. in width.

Should it, however, be found advisable to build two stories high, two bed-rooms can be obtained by using the stairs as shown. The inner wall of the living-room would then become the main wall of the gable to which the small bed-room roofs would finish, having suitable lead valleys, flashings, &c., &c.

The pantries are placed externally, and are well ventilated. Each room has a fire-place opening, so that, in any case, arrangements may be made to suit the wishes of the occupier and his family.

The remarks on the style of external effect, as have been offered in the preceding one, (marked G), will apply to this design.

The sizes of the rooms, the privacy thereof, with every arrangement for a good superstructure, is delineated on the plan, and will be found as under,

LIVING-ROOM, 20 ft. by 16 ft.,

BED-ROOMS, 12 ft. square,

DITTO, 14 ft. by 12 ft.,

UPPER BED-ROOMS, 14 ft. by 12 ft.,

DITTO DITTO, 20 ft. by 16 ft.,


PANTRY, 8 ft. by 6 ft.,

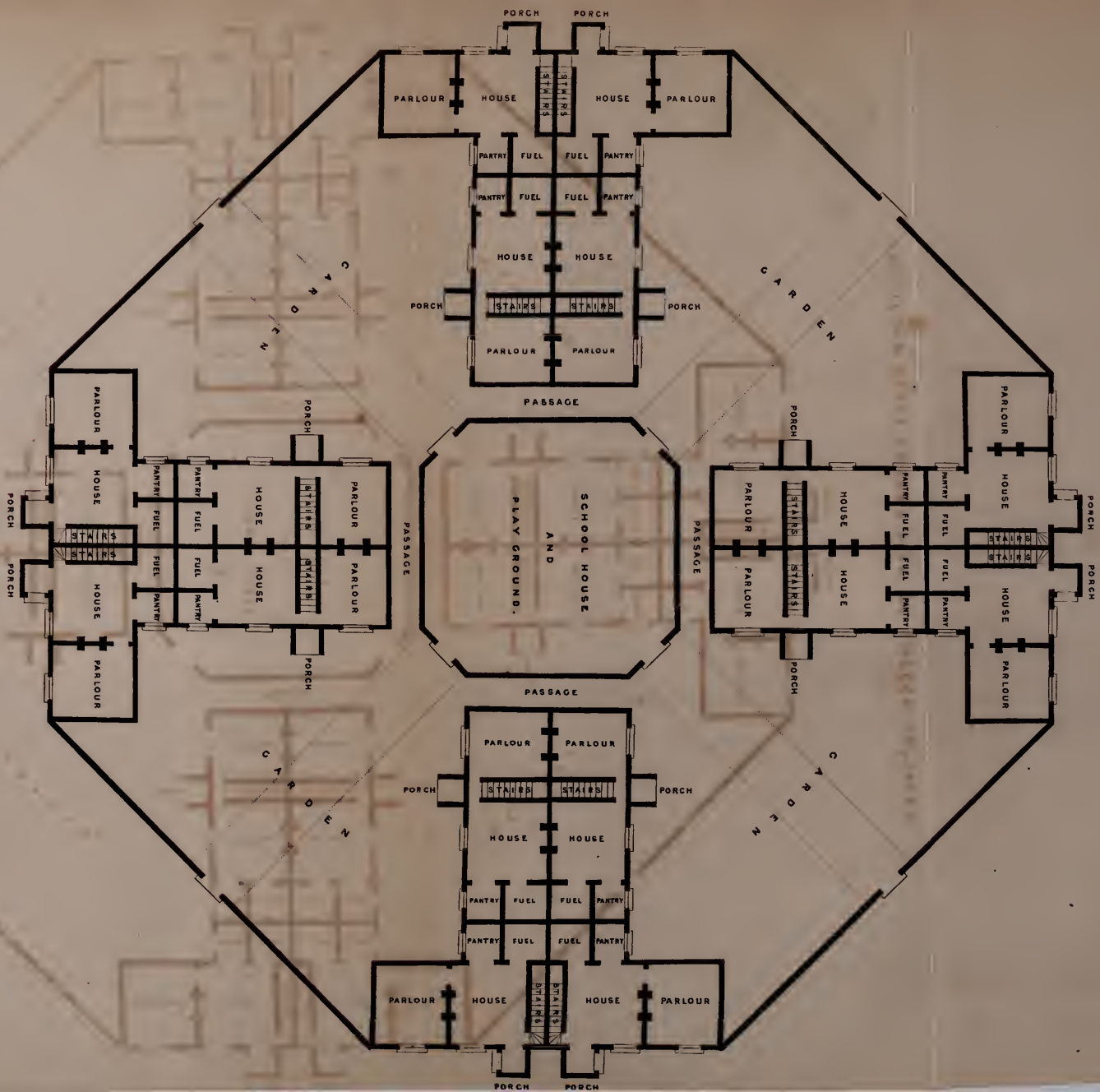
OUTER PORCH, &c., &c.,

FENCE-WALLS.

A very pretty effect may be obtained in this as well as in any of the preceding one-story cottages by ornamental thatching, properly and judiciously executed, although it is a class of covering that is not to be depended upon for stability or safety, yet, surrounding objects and circumstances should form the just criterion for appearances. The training of evergreens up and around the outer walls, to some extent, may be allowed, but *not* to become injurious to the building. All these little details are purely matters of taste, yet it speaks well for the humble cottager to emulate the good practices of his superiors without becoming offensive by his attempts at improving his social position.

The cost of these four cottages would be, if one story, plain, £450; if decorated, £475. If two stories, plain, £520; if decorated, £550.





CRUCIFORM BLOCK GROUND PLAN OF SIXTEEN COTTAGES,

(MORE OR LESS),

with School Room & Play Ground in Centre.

Scale 25 feet 1 inch.

DESCRIPTION OF PLAN I.

CRUCIFORM BLOCK GROUND PLAN OF SIXTEEN COTTAGES.

The cruciform block ground plan for sixteen cottages (more or less) may be considered extravagant in imagination, but it is only fair to inspect the design before arriving at that conclusion. It may also be argued that it is a description of property that cannot prove a satisfactory investment for capital. The author is of a different opinion, and feels persuaded, for some situations, it is an arrangement for laying out land for building purposes which will not only bear the strictest scrutiny as to architectural effect, but will, if judiciously executed, command certain tenure and good rentals.

The design is adapted for any piece of inferior land at the extremity of a populous village, or the central plot of houses in any proposed district contemplated for building purposes, leaving the right of suitable streets.

These must be erected as two-story cottages, and thus giving to each house an

ENTRANCE-PORCH, 5 ft. square,

STAIRCASE, 14 ft. by $3\frac{1}{2}$ ft.,

PARLOUR, 14 ft. square,

HOUSE-PLACE, or LIVING-ROOM, 14 ft. square,

PANTRY, 7 ft. square,

FUEL-ROOM, 7 ft. square,

TWO BED-ROOMS, 14 ft. square each,

CLOSET or CHILD'S BED-ROOM, 14 ft. by 7 ft., and

WATER-CLOSET, over each } 5 ft. square.
ENTRANCE-PORCH,

The front houses at the four cardinal points, if considered better, can have the porches removed to the centre wall in each house (as at the sides), with staircase opposite. This alteration will enable each bed-room to be entered privately, and then the chimneys will be at each gable end.

For drainage, &c., a main sewer and general receiving tank should be properly constructed in such position as may be deemed desirable. The water-closets should be supplied by small cisterns, and each house have a common force pump to act as ordinary pump for domestic purposes. A portion of each fuel-room can be made available for ashes, &c.

The superstructure may be supposed by taking the ground plan as the basis thereof, and raising any plain or ornamental elevation as may be required.

The central portion of plot will be admirably adapted for a school-house, with play-ground attached, or may be left vacant for any purpose to be afterwards decided upon.

The whole of the premises and gardens can be enclosed by privet hedges, pale fences, iron palisades, or dwarf brick walls, as may be considered requisite.

All the houses are strictly distinct, and each tenant will possess his equal share of accommodation.

The cost per house would be, if plain, £100; decorated, £130. School-house, play ground, fencing, &c., extras.

CONCLUDING REMARKS.

How rich, varied, and beautiful is the peaceful home of the cottager: be it fixed where it may, in city, in town, on the high summit of some lofty eminence, midway mountain steeps, or bosomed in the valley—whether thickly clustered in groups or isolated mid the forest foliage, its cheerful appearance speaks a tale of homely pride, and there seems a halo of contentment superlatively greater than, in many instances, can be found in some of the nobler and greater halls of wealth and grandeur.

'Tis from some such humble abodes have sprung many of those lofty and noble-minded men, who, by "assiduity, intelligent application, and a strict pursuit of knowledge under difficulties," have rendered their names "famous in history," and have astounded civilized Europe by discoveries in the gigantic inventions and improvements of the age in which they lived.

Apart from these facts, of vast importance is the good each man may impart to his neighbour, by laudable competition in every matter connected with their dwellings. In self-respect, love of order, cleanliness, sobriety, and other virtues, which, if adopted, must make the heart of man rejoice, and is sure to lift him from the degrading position of the idle and the dissolute to a prouder and a happier state than under any circumstances whatever the reckless could participate in.

"CLEANLINESS has a humanizing tendency, and produces a moral as well as physical influence over the inmates of the cottage home, and when such home is properly constructed, neat, cheerful, and well arranged, it is one means of making each member of a family peaceable and considerate of the happiness and feelings of the other.

"MODERATE SELF-ESTEEM will produce a happy state of mind, and must promote habits of respect for others. It will cause the

proper fulfilment of all duties and obligations which no law or coercive measure can enforce.

“LOVE OF ORDER, SOBRIETY, and INDUSTRY will elevate the humble to the great; the debased, to the true and ennobling position of man; and cause the improvident to make exertions which must end in advantages to himself, family, and connexions, that no other process can accomplish.

“On the other hand, a dwelling that is miserably filthy and squalid, and made more so by surrounding influences and circumstances, is productive of none of the decencies which should attend the domestic life of its inmates, and have every motive and tendency to act a part contrary to what is above alluded to. It will be found to produce SELFISHNESS and SENSUALITY, if not CRIME, by making its occupiers regardless of each other's happiness; and by the frequent indulgence of the passions, will cause them to become RECKLESS, DEGRADED, and BRUTAL, and thus, of necessity, make them regardless of the laws of civilized life; and all respect for themselves or the property of others, is never felt or practised.”

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